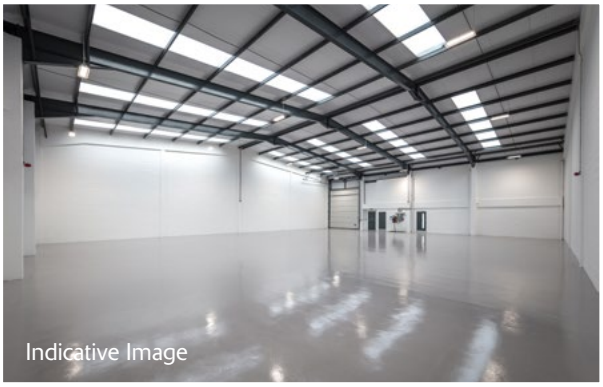
AVAILABLE Q1 2027


Indicative Image


Indicative Image

UNIT 6

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH
///DIGS.BEHAVE.BUNK



SEGRO.com/parkgreatcambridge

SEGRO

Strategically located just off the A10 Great Cambridge Road

Easily accessible environment for employees with swift access to the M25 (J25) and the A406 North Circular Road

Local occupiers include Travis Perkins, Screwfix, Virgin Media, Bansal and Williams Trade Supplies

Secure environment 24-hour manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	5,575 sq ft
GROUND FLOOR OFFICES	803 sq ft
FIRST FLOOR OFFICES	804 sq ft
TOTAL	**7,182 sq ft (667 sq m)**

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- 5.7m eaves height
- 7.1m ridge height
- 1 new level access loading door
- 8 allocated parking spaces
- 2 storey offices
- EPC rating: B – 49

DISTANCES

A10 GREAT CAMBRIDGE ROAD	0.2 miles
SOUTHBURY STATION	0.7 miles
BUSH HILL PARK STATION	0.7 miles
ENFIELD TOWN CENTRE	2.0 miles
A406/NORTH CIRCULAR ROAD	2.5 miles
M25 (J25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

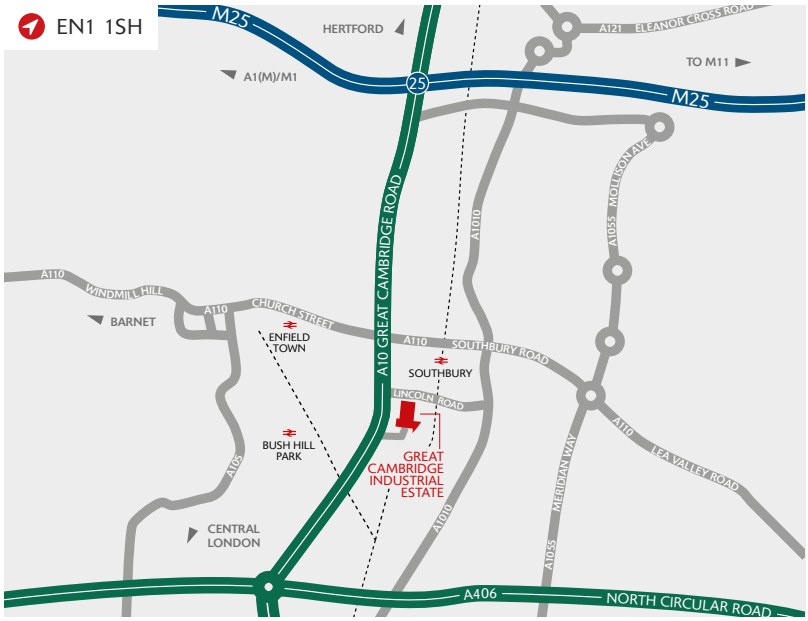
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion. SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

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FOR MORE INFORMATION, PLEASE CONTACT US AT SEGRO.COM/PARKGREATCAMBRIDGE

Or, alternatively, please contact the joint agents:

Knight Frank

Gus Haslam
020 3151 4129

Charlie Perkins
020 3151 9507

GLENNY

Ryan Anderson
020 3151 9481

Sam Sandell
020 3151 0148

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