



LINCOLN ROAD
ENFIELD | EN1 1SY

GREATER LONDON DEVELOPMENT OPPORTUNITY
IN KEY LOGISTICS LOCATION
4 ACRES



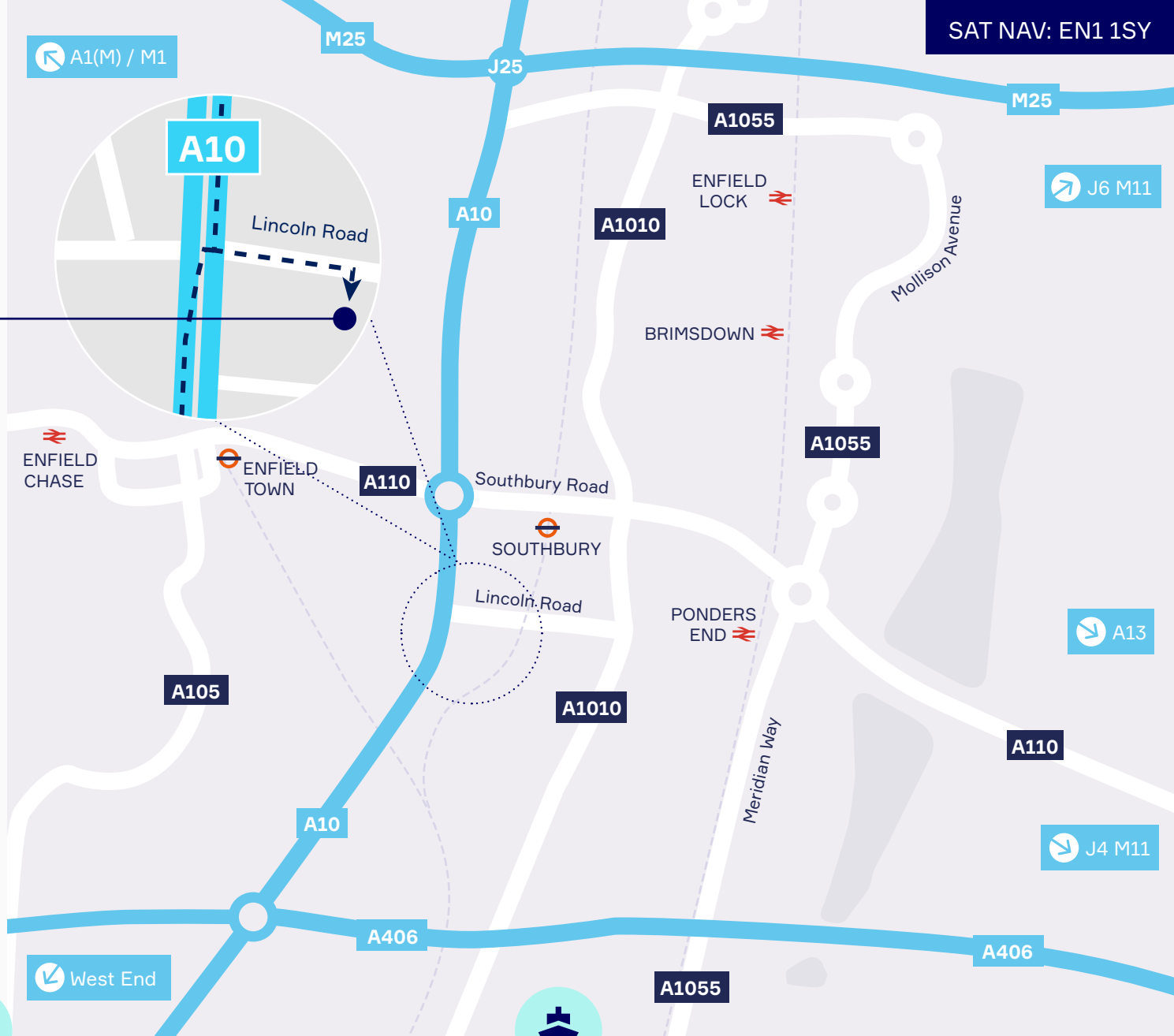
PRIME TRADE AND LOGISTICS LOCATION



The property is prominently positioned on Lincoln Road, within the Great Cambridge Industrial Estate in Enfield, North London.

Situated just 300m east of the A10 (Great Cambridge Road) and 2.5 miles south from the M25 (Junction 25 at Waltham Cross), the site benefits from excellent access to London's wider arterial road network, including the A406 North Circular Road.

This location sits within a well-connected and densely populated London borough, offering a strong labour pool, proximity to urban demand, and potential for a wide range of industrial, trade, or last-mile logistics redevelopment.



ROADS	Miles	Quickest drive time
A10	0.2	2 minutes
M25	2.5	8 minutes
A406	3.0	8 minutes



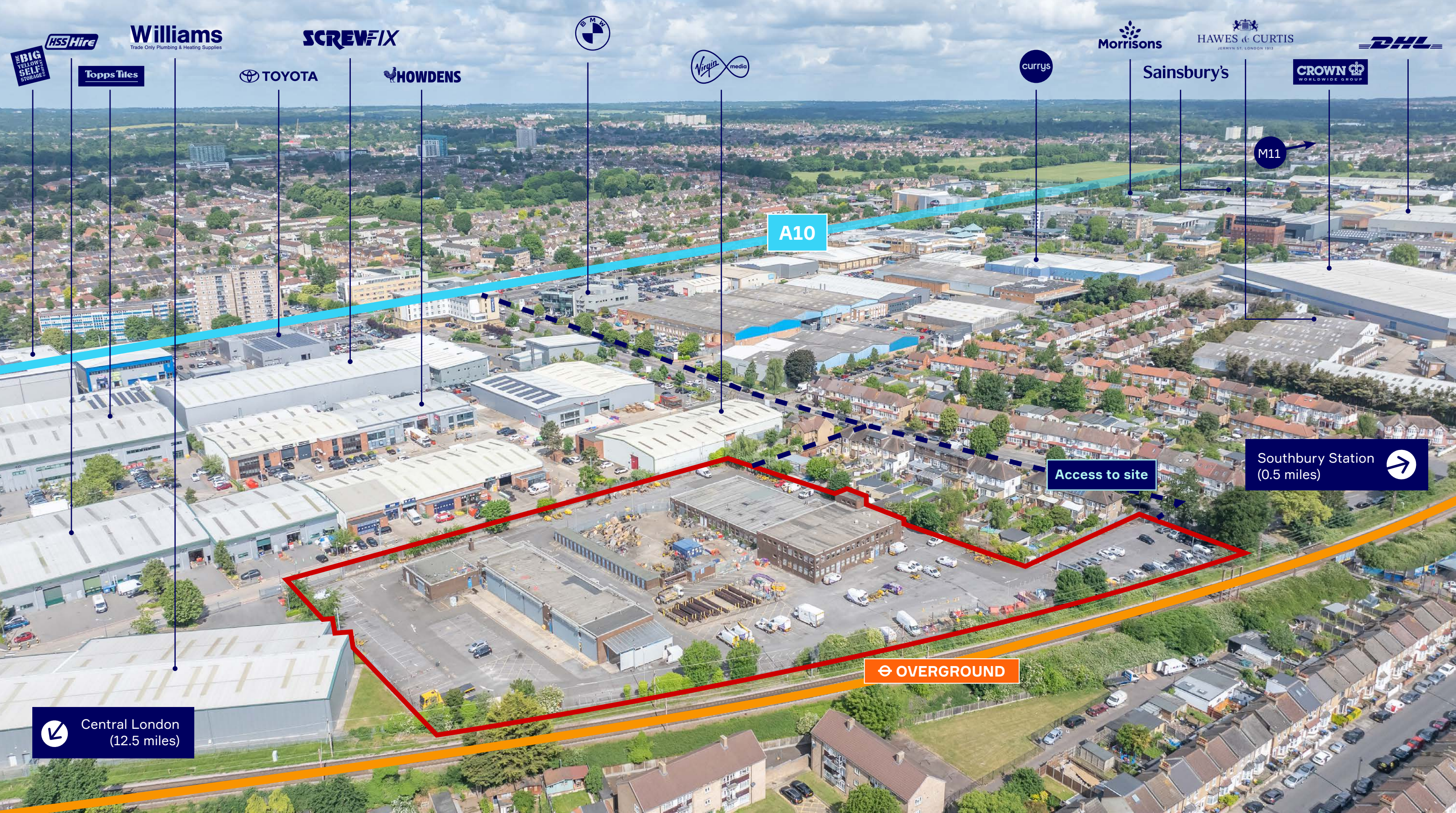
RAIL	Miles
Southbury Station	0.5
Ponders End Station	0.9
Enfield Town Station	1.2



AIRPORTS	Miles	Quickest drive time
London City	17.0	30 minutes
London Luton	31.2	40 minutes
London Heathrow	25.2	45 minutes



PORTS	Miles	Quickest drive time
Port of Tilbury	28.9	40 minutes
London Gateway	30.3	45 minutes
Port of Felixstowe	84.8	90 minutes



HSS Hire

Williams
Trade Only Plumbing & Heating Supplies

SCREWFIX



Morrisons

HAWES & CURTIS
JERMYN ST. LONDON 1913



Topps Tiles

TOYOTA

HOWDENS

currys

Sainsbury's

CROWN
WORLDWIDE GROUP

A10

M11

Access to site

Southbury Station
(0.5 miles)

OVERGROUND

Central London
(12.5 miles)

DESCRIPTION

The site extends to 4 acres and is regular in shape. There are two points of access from Lincoln Road to the north of the property. The premises is currently occupied by British Telecommunications as a Telephone Service and Vehicle Centre (TSvC). Vacant possession will be secured in December 2025.

The existing premises provides two buildings plus ancillary garages originally estimated to have been constructed in 1950s with additional extensions and alterations taking place in the 1990s. The existing units extend to an aggregate of 39,633 sq ft on a gross external basis.

PLANNING

A planning report has been provided by Turley, summarised as follows:

- The site falls within the jurisdiction of London Borough of Enfield.
- It is situated within the Great Cambridge Road Strategic Industrial Location.
- The site is neither statutorily nor locally listed and does not fall within a Conservation Area.
- The site is within Flood Risk Zone 1 (with a low probability of flooding from river or sea).
- There are no known trees subject to a Tree Protection Order within the site boundary.
- The principle of an industrial and logistics-led redevelopment of the site is considered to be acceptable and supported in planning policy terms, reflecting low planning risk.

SITE AREA

The site extends to a gross area of 4 acres (1.62 hectares).

TITLE

The site is held Freehold under Title Number NGL98901.



Note: Boundary provided for indicative purposes only

LINCOLN ROAD

INDICATIVE SCHEME CONFIGURATION

Our client has instructed architects to review indicative configurations for potential redevelopment and can be provided on request.

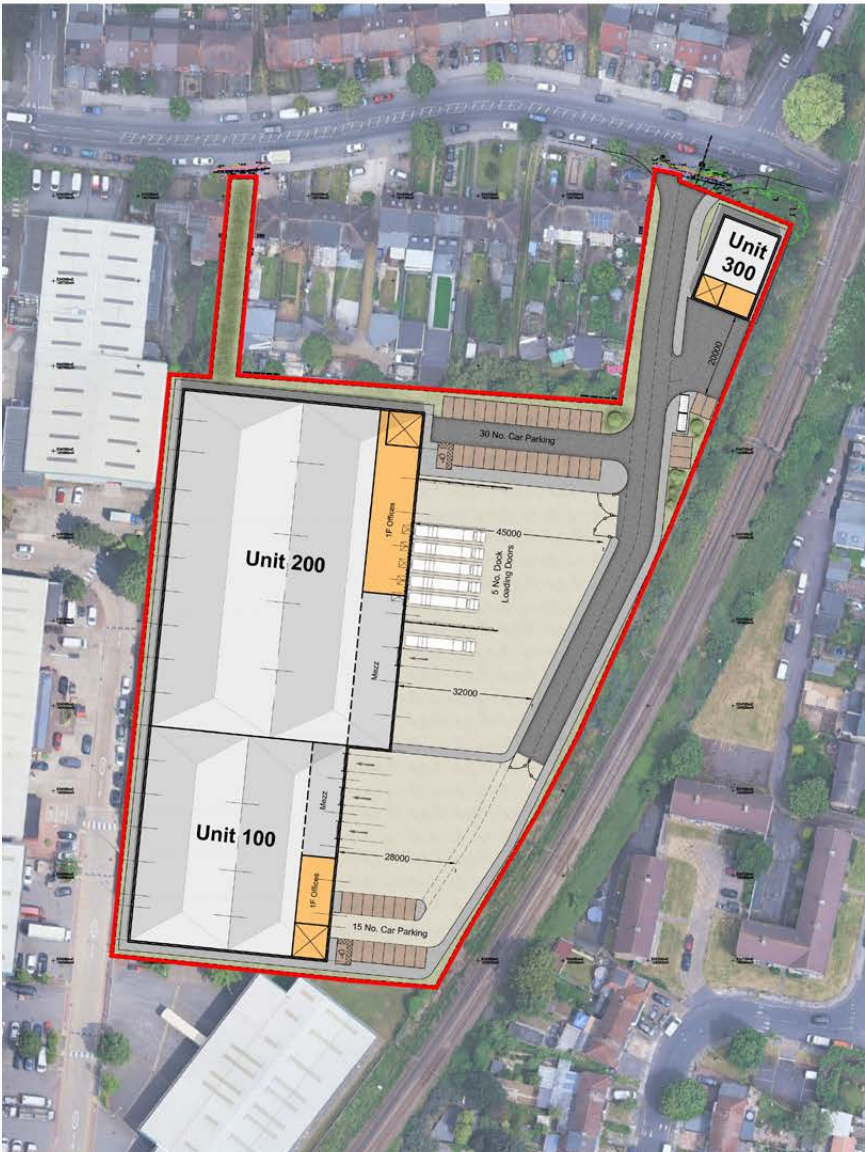
THREE UNIT SCHEME

UNIT 100	AREA (SQ FT)	AREA (SQ M)
Warehouse	24,557	2,281
Office	2,728	253
Mezzanine	2,278	212
Unit 100 GIA	29,563	2,746
Unit 100 GEA	30,453	2,829

UNIT 200	AREA (SQ FT)	AREA (SQ M)
Warehouse	47,405	4,404
Office	5,267	489
Mezzanine	3,876	360
Unit 100 GIA	56,548	5,253
Unit 100 GEA	58,148	5,402

UNIT 300	AREA (SQ FT)	AREA (SQ M)
Warehouse	2,602	242
Office	1,254	117
Unit 100 GIA	3,856	358
Unit 100 GEA	4,269	397

OVERALL	AREA (SQ FT)	AREA (SQ M)
Total GIA	89,967	8,358
Total GEA	92,870	8,628
Site Area	4.00 acres	1.62 ha
Site Density GIA	51.63%	
Site Density GEA	53.30%	



FIVE UNIT SCHEME

UNIT 100	AREA (SQ FT)	AREA (SQ M)
Warehouse	37,032	3,440
Office	4,206	391
Unit 100 GIA	41,238	3,831
Unit 100 GEA	42,537	3,952

UNIT 210	AREA (SQ FT)	AREA (SQ M)
Warehouse	7,189	668
Office	2,174	202
Unit 210 GIA	9,363	870
Unit 210 GEA	11,387	1,058

UNIT 220	AREA (SQ FT)	AREA (SQ M)
Warehouse	6,098	567
Office	1,407	131
Unit 220 GIA	7,505	697
Unit 220 GEA	8,178	760

UNIT 230	AREA (SQ FT)	AREA (SQ M)
Warehouse	7,711	716
Office	1,599	149
Unit 230 GIA	9,310	865
Unit 230 GEA	9,813	912

UNIT 300	AREA (SQ FT)	AREA (SQ M)
Warehouse	2,602	242
Office	1,254	116
Unit 300 GIA	3,856	358
Unit 300 GEA	4,269	397

OVERALL	AREA (SQ FT)	AREA (SQ M)
Total GIA	71,272	6,621
Total GEA	76,184	7,078
Site Area	4.00 acres	1.62 ha
Site Density GIA	40.90%	
Site Density GEA	43.72%	





CONTACTS

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FURTHER INFORMATION

VAT

The site is electable for VAT.

TERMS

Offers are invited for our client's Freehold interest.

DATAROOM

A data room will be made available to interested parties and will include a full suite of measured, environmental, utilities and topographical surveys.

SALES PROCESS

We will be inviting offers on an unconditional basis.

Timing will be confirmed in due course.

INSPECTIONS

Opportunities to inspect the property will be provided with further information on available dates to follow. Inspections must be accompanied by the marketing agents. We will not be able to offer unaccompanied viewings.

Important Notice

SBY, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to establish the identity and source of funds used to acquire the property

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August 2025