

TO LET

5,800 Sq Ft (538.82 Sq M)

- 24/7 hour access
- 3 Phase Power
- Energy Efficient Lighting
- Within walking distance of Bounds Green Tube Station
- Estate parking



Unit A1D/U

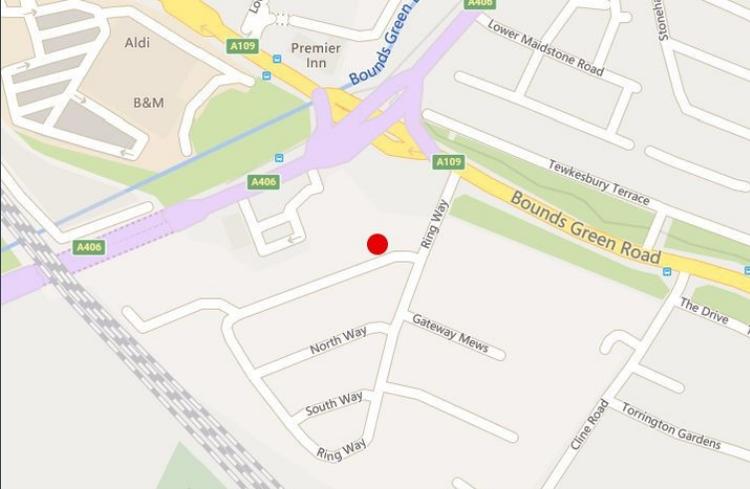
Bounds Green Industrial Estate, London, N11 2UL

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Situated on Bouds Green Industrial Estate, a multi-let site in N11 which has 52 units ranging from 600 sq ft to 7,000 sq ft, offering a wide variety of space suitable for light industrial and trade counter use
- The site benefits from direct access to the A406 North Circular
- Within walking distance of Bouds Green Tube Station which is on the Piccadilly line
- Junction 2 of the M1 (5 miles)

 what3words
///common.clouds.orange

 Google Maps
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DESCRIPTION

- Unit A1D/U is a refurbished 5,800 sq ft unit based in the Bouds Green Industrial Estate
- The unit comprises of a 2,900 sq ft ground floor warehouse space with 2,900 sq ft at first floor level
- Benefits from LED lighting, kitchenette, 3-phase power and impressive office space

TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £95,700 per annum exclusive. VAT is payable in addition to the rent.

ACCOMMODATION (Gross Internal Area*)

Ground	269.41 SQ M	2,900 SQ FT
First	269.41 SQ M	2,900 SQ FT
Total	538.82 SQ M	5,800 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B - 49

Business Rates: Available on request

Estate Charge: There is a charge payable for the repair and maintenance of the estate for 2024/25 in the sum of £6,558 per annum.

CONTACT:

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