

LIGHT INDUSTRIAL WORKSHOP UNIT

4,648 SQ FT

TO LET

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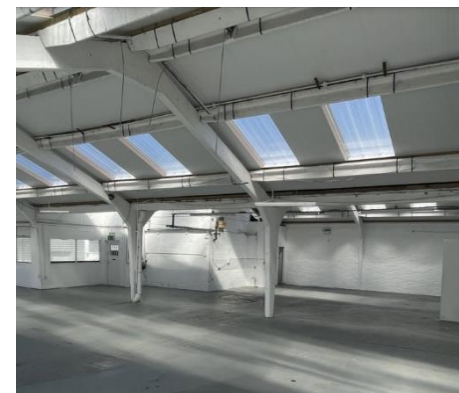
Unit B9U – 10U, Bounds Green Industrial Estate, London, N11 2UL

The Property

Bounds Green Industrial Estate is a multi-let site in N11 and 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.

Location

Situated on the south side of the North Circular (A406), at the junction with Bounds Green Road (A109), easy access is provided to north London and the motorway network. Main Line rail links are located at Bowes Park and New Southgate, whilst Arnos Grove, Bounds Green and Wood Green are all Piccadilly line stations nearby. Directly to the rear of the site you'll find Muswell Hill Golf Course.



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Floor Area

4,648 sq ft

Lease

The property is available on a new lease for a minimum term of 3 years.

Rent

£78,000 per annum exclusive.

Business Rates

£14,346.25 payable per annum.

Service Charge

£5,919.36 payable per annum.

Insurance

£1,328 payable per annum.

Features

- Roof lights
- 24/7 access
- Estate manager
- parking

Energy Performance Assessment Rating

An EPC is to be commissioned and will be available for inspection by interested parties.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through sole joint agents sbh Page & Read:



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