

TO LET

4,648 Sq Ft (431.8 Sq M)

- › 24/7 hour access
- › 3 Phase Power
- › Energy Efficient Lighting
- › Roller Shutter
- › Roof Lights



Unit B9U-10U

Bounds Green Industrial Estate, London, N11 2UL

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- 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
- The site benefits from direct access to the A406 North Circular
- Walking distance of Bounds Green Tube Station which is on the Piccadilly line
- Junction 2 of the M1 (5 miles)

 what3words

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 Google Maps

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DESCRIPTION

- Comprising of a brick-built light industrial unit within Bounds Green Industrial Estate
- Unit B9U-10U has undergone full refurbishment works
- Good levels of natural light
- Energy efficient lighting
- 3-phase electrics

TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £83,750 per annum exclusive. VAT is payable on the rent.

ACCOMMODATION

Total	431.8 SQ M	4,648 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: A-18

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 £6,436 per annum.

CONTACT:

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