

TO LET

2,482 Sq Ft (230.58 Sq M)

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



Unit C7U

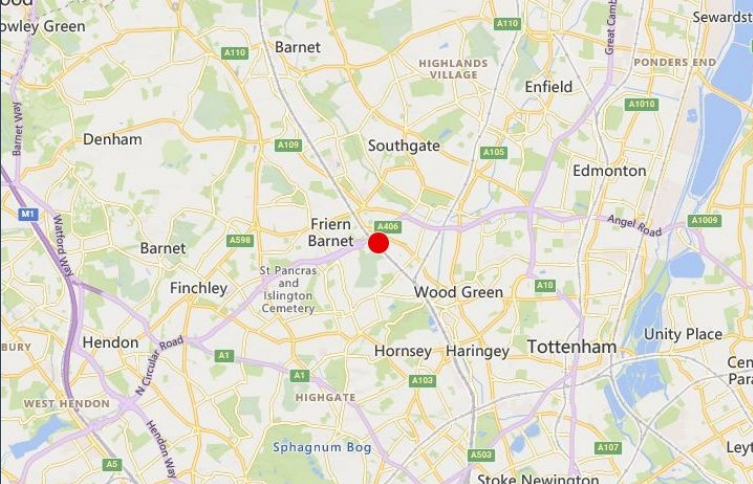
Bounds Green Industrial Estate, London, N11 2UL

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Situated on Bounds 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 Bounds Green Tube Station which is on the Piccadilly line
- Junction 2 of the M1 (5 miles)

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Google Maps

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DESCRIPTION

- Comprising of a first floor brick-built light industrial unit within Bounds Green Industrial Estate
- Unit C7U has undergone full refurbishment works
- Good levels of natural light and energy efficient lighting
- 3-phase electrics
- WC & kitchen facilities

TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £49,000 per annum exclusive. VAT is payable in addition to the rent.

ACCOMMODATION

Total **230.58 SQ M 2,482 SQ FT**

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

EPC: C-67

Business Rates: Available upon request

CONTACT:



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