

# TO LET

2,655 Sq Ft (246.65 Sq M)

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



## Unit B1D

Bounds Green Industrial Estate, London, N11 2UL

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://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 ground floor brick-built light industrial unit within Bounds Green Industrial Estate
- Unit B1D has undergone full refurbishment works
- Energy efficient lighting
- 3-phase electrics
- Kitchen and WC facilities

## TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £55,000 per annum exclusive. VAT is payable in addition to the rent.

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor	246.65 SQ M	2,655 SQ FT
<b>Total</b>	<b>246.65 SQ M</b>	<b>2,655 SQ FT</b>

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

EPC: D - 83

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 £3,338 per annum.

## CONTACT:

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