

TO LET

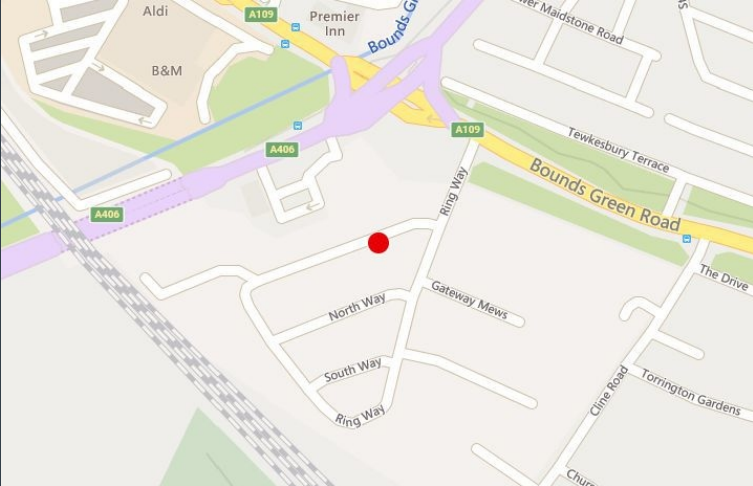
2,655 Sq Ft (246.65 Sq M)

- › 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



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)

/// what3words

///bills.jukebox.strike

Google Maps

Click here



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
Total	246.65 SQ M	2,655 SQ FT

*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:

➤ PAUL QUY
07917 268653 paul.quy@kirkbydiamond.co.uk

➤ HUGO HARDING
07425 243 317 hugo.harding@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP