

TO LET

GROUND FLOOR UNIT



UNIT D1B(Down), BOUNDS GREEN INDUSTRIAL ESTATE, N11 2UL

Overall Size: 654 ft² (60.75m²) - RENT: £10,464 + VAT PA

Bounds Green Industrial Estate is made up of a number of units, ranging in size from a few hundred square feet to several thousand square feet.
Suitable for light industrial, trade counter and workshops.

Conveniently situated adjacent to the junction of the North Circular Road (A406), and Bounds Green Road - New Southgate. Bounds Green underground station (Piccadilly Line), and New Southgate station (mainline), are each within a kilometre from the estate.

1320 High Road, Whetstone, London N20 9HP - www.maudertaylor.co.uk – 020 8446 0011

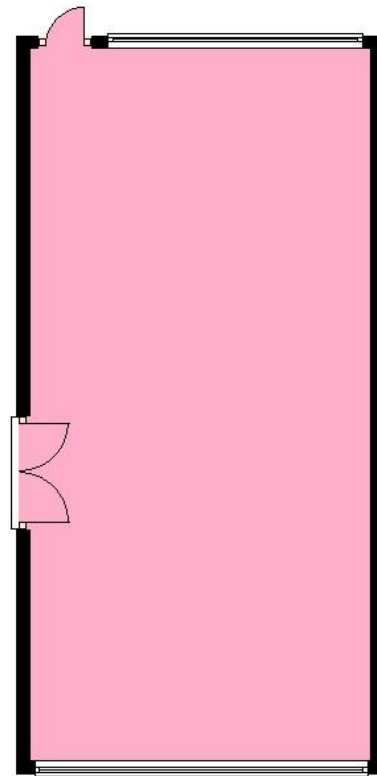


Ground floor unit, with a floor to ceiling height of 11ft (3.35m)

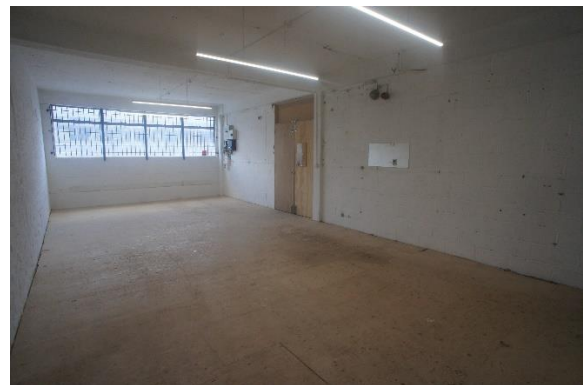
Communal toilet facilities located within the common part area.

- A sample lease will be provided upon request. No alterations will be considered to the lease. The lease will be for a term of 3 years – and will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954
- Business Rates – the incoming tenant to make their own enquiries of the local authority (Haringey), to establish whether they will be entitled to any business rate reduction/exemption.
- Legal Costs: Each party to be responsible for their own legal costs.
- Viewings: All viewings are strictly by appointment through the landlord's joint sole agents.

Given the layout, access and parking arrangements for the estate, the properties are not suitable for automotive or religious uses.



Not to scale - for identification only



RENT: £10,464 + VAT PA
SERVICE CHARGE: £1,904 + VAT PA

CEPC TO FOLLOW

For an appointment - contact Maunder Taylor: 020 8446 0011

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

