

TO LET.



Unit 5, Brunswick Industrial Park, New Southgate, London, N11 1JL.

Trade Counter / Industrial / Warehouse – 10,005 sq ft (929.49 sq m).



Property Features.

- Established trade counter location
- Surrounding occupiers to include Screwfix, Benchmarx, Howden, Toolstation & Selco
- Ground floor trade counter / showroom / warehouse
- First floor office accommodation
- 13 parking spaces

Description.

Brunswick Industrial Park is an established trade counter location with an excellent tenant mix including Selco, Toolstation, Howden Joinery, Screwfix & Benchmarx.

Key features include:

- Ground floor showroom/trade counter/warehouse
- First floor office accommodation
- Excellent parking provision (13 spaces)
- 6m clear internal eaves height (7.5m to apex)
- Covered loading bay
- 'Up and Over' loading door
- 3 phase electricity (100 amp per phase)
- Gas fired heating to warehouse area, central heating to offices.

Accommodation.

	Sq Ft	Sq M
Ground Floor Warehouse	9,116	846.90
First Floor Office	889	82.59
TOTAL	10,005	929.49

All areas are approximate gross internal.

Rates.

The rateable value of the property is £93,500.

Due Diligence.

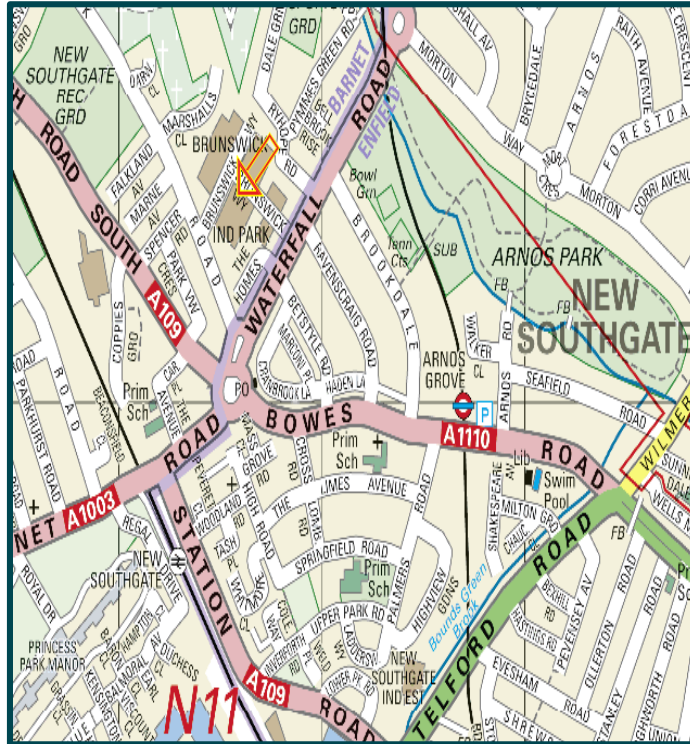
Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs.

Each party to bear their own legal costs.

Location.

Brunswick Industrial Park is situated just north of the North Circular Road (A406) and accessed from Waterfall Road or Brunswick Park Road. The site is close to transport links which provides easy access into London. Arnos Grove Underground station is approximately 800m away.



Terms.

On application.

EPC.

C-72

VAT.

All pricing is subject to VAT.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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SUBJECT TO CONTRACT

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Particulars dated July 2020. Photographs and videos dated 9th August 2019.

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