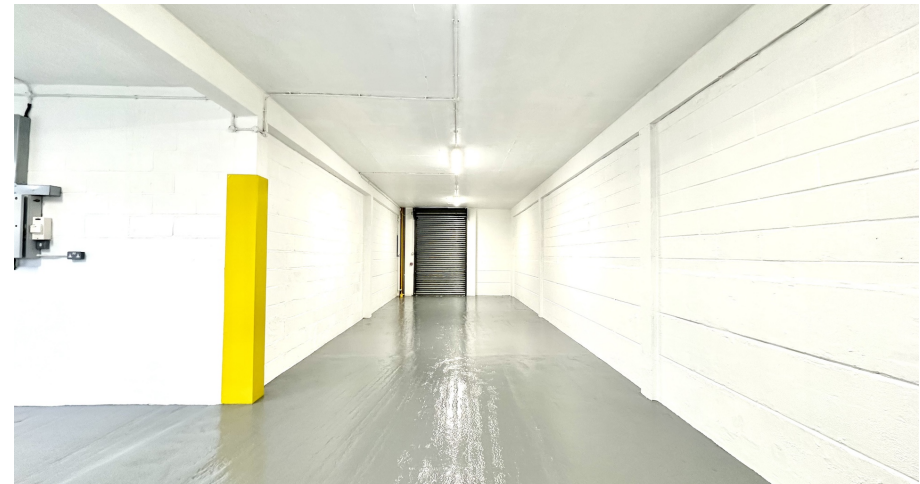


# Unit A6D

Bounds Green Industrial Estate, New Southgate  
N11 2UL

UNIT TYPE Warehouse  
TOTAL AREA 2,432 Sq Ft / 226 Sq M

RENT £4,050.00 PCM + VAT



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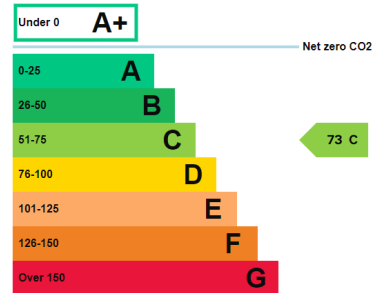
**RENT** £4,050.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Parking
- Roller Shutter
- Sink

## EPC RATING



## DESCRIPTION

Unit A6D is a newly refurbished 2,432 sq. ft unit based in the Bounds Green Industrial Estate.

## LOCATION

Bounds Green Industrial Estate is a multi-let site in N11 and 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 and is within walking distance of Bounds Green Tube Station which is on the Piccadilly line.



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