

Unit F1

Bounds Green Industrial Estate, New Southgate

N11 2UL

UNIT TYPE Warehouse
TOTAL AREA 1,897 Sq Ft / 176 Sq M

RENT £4,750.00 PCM + VAT

Brand new light industrial units in NW11 with direct access to the North Circular



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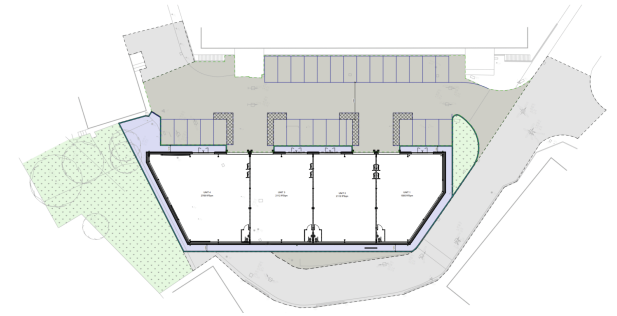
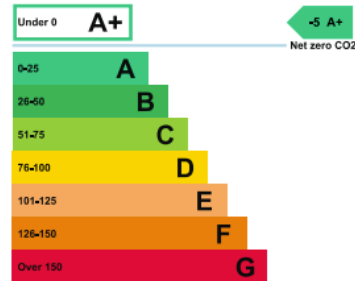
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Prices shown are exclusive of VAT and business rates.
Service charge and insurance costs may also apply.

UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Parking
- Roof Lights
- WC

EPC RATING



DESCRIPTION

Unit F1 is a brand new 1,897 sq. ft unit situated in the Bounds Green Industrial Estate. Each unit benefits from high ceilings, and dedicated loading bays. All units benefit from high-speed internet through hyperoptic, energy efficient lighting and parking. The estate is fully managed by a dedicated property manager and caretaker and monitored 24/7 with on-site CCTV

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 and is within walking distance of Bounds Green Tube Station which is on the Piccadilly line.



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