

TO LET

WAREHOUSE AND  
TRADE COUNTER SPACE  
FROM 1,864 TO 8,755 SQ FT



# Bounds Green Industrial Estate



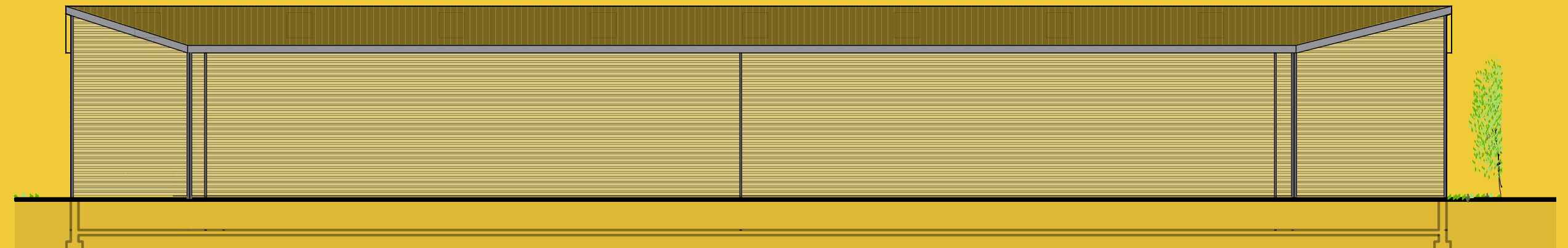
# Enjoy boundless possibilities

Bounds Green Industrial Estate is a multi-let site in N11 and has a new terrace of 4 units ranging From 1,864 to 8,755 sq ft, offering a wide variety of space suitable for light industrial and trade counter use.

FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)



## SPECIFICATION

Located in North London, Bounds Green Industrial Estate offers flexible, high-quality industrial spaces ideal for trade counters, manufacturing, logistics, and creative industries. The estate has a new terrace of 4 units ranging From 1,864 to 8,755 sq ft.

Each unit at Bounds Green Industrial Estate 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. With a range of unit sizes, we offer the flexibility to find the perfect space for your specific needs.

↗ 1,864 to 8,755 sq ft

🚗 Easy access to A406

🕒 24/7 Access

📄 Roller Shutter\*

💡 Roof Lights

↕ Eaves Height 6.65m

⚡ 3 Phase Power\*

💡 Energy Efficient Lighting

🅑 Parking

👤 Estate Manager

🚽 WCs

\*some units only

LOCATION

# Excellent connectivity

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. The estate provides excellent connectivity to central London and surrounding areas, making it an ideal base for growing businesses.



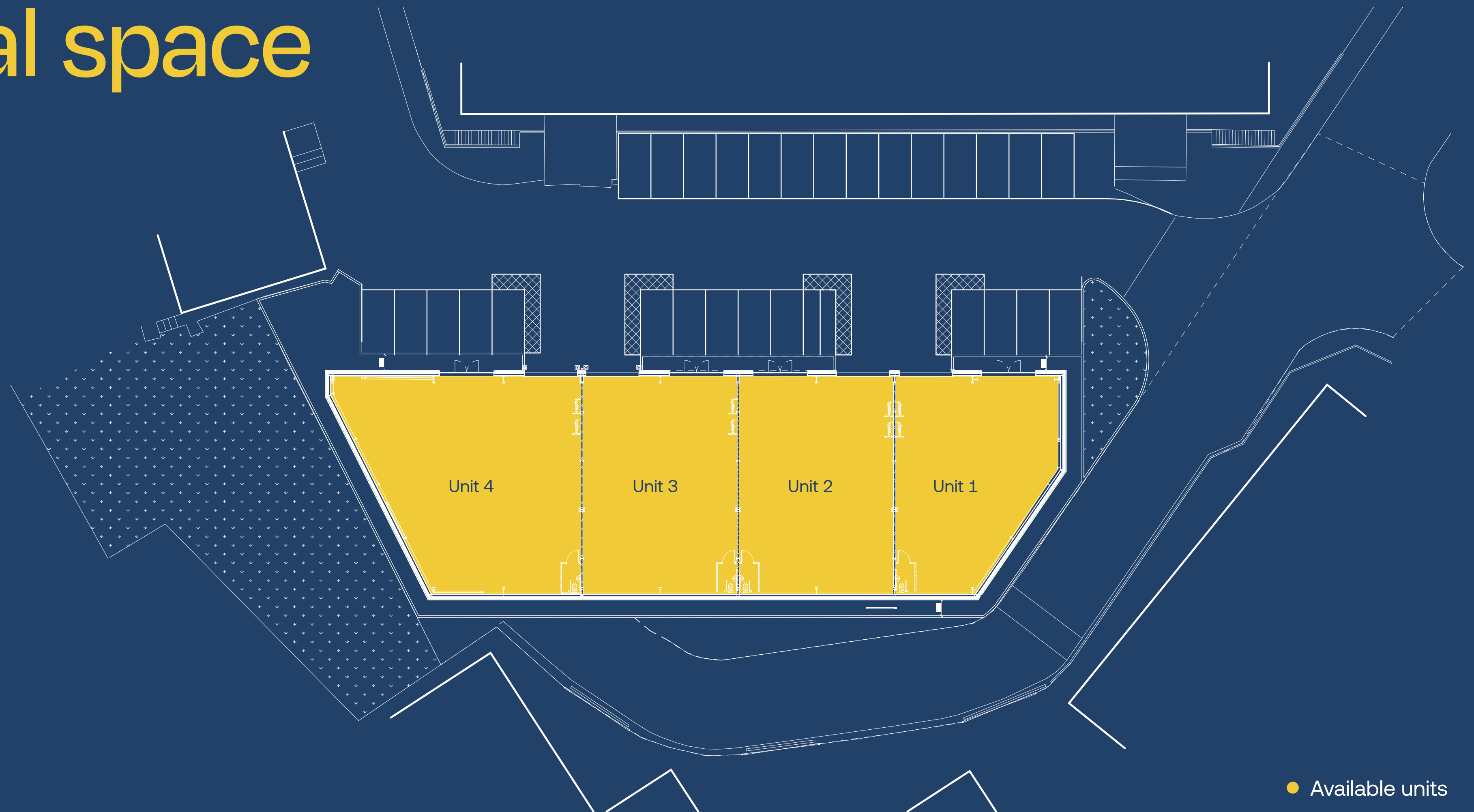
## REACH KEY TRUNK ROADS WITHIN MINUTES

A406	0.1 miles	2 mins
M1	5.5 miles	17 mins
M25 Jct 24	6.5 miles	20 mins
A1(M)	8.9 miles	25 mins

## IN GREAT COMPANY



# High quality industrial space



Unit 1	1,864 sq ft
Unit 2	2,079 sq ft
Unit 3	2,079 sq ft
Unit 4	2,733 sq ft

31 Car Parking Spaces

4 units available

From 1,864 to 8,755 sq ft

Available units

 FURTHER INFORMATION

**TERMS**

Leasehold –rent on application

**EPC**

Available upon request

**VAT**

Applicable



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