

Bounds Green Industrial Estate, London N11 2UD

Various warehouse/trade units from 479 - 6,522 sq ft

- 24x7 Access
- Onsite Parking
- 3 - 5.5m Eaves
- 3 Phase Electricity
- Adjacent to A406 (North Circular Road)

Location

The site benefits from direct access to the A406 North Circular Road and is within walking distance of Bounds Green Tube Station which is on the (Piccadilly Line).

Description

Bounds Green Industrial Estate is a multi-let industrial estate and has 52 units ranging from 479 sq ft to 7,000 sq ft, offering a wide variety of space suitable for light industrial and trade counter use.



Bounds Green Industrial Estate, London N11 2UD

Accommodation

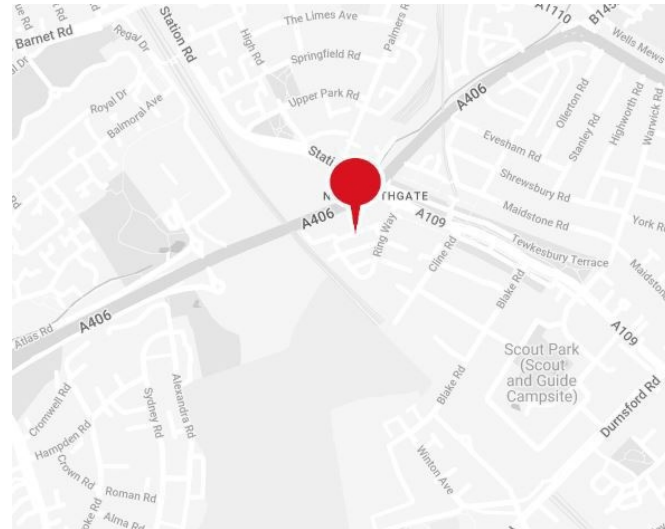
The following area has been calculated on a net/gross internal basis in accordance with the RICS Code of Measuring Practice:-

Floor	Sq Ft	Sq M
Block A - 1 (G&F)	6,522	605.89
Block A - 6 (G)	2,432	225.93
Block B - 1(G)	2,655	246.65
Block B - 9&10 (F)	4,648	431.8
Block C - 7 (F)	2,482	230.58
Block E - 1A (F) (under Offer)	479	44.5
E3U	1,427	132.57

Service Charge

A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

Location Map



Business Rates

Interested parties are advised to make their own enquiries with the local authority to ascertain the rates payable for the current financial year.

Energy performance certificate

Energy Performance Certificates (EPC) are available on request.

Joint Agents

Kirkby Diamond
Paul Quy
paul.quy@kirkbydiamond.co.uk

Next steps...

For further details on these and many other available properties please contact:



Sam Sandell

07586 627 705

s.sandell@glenny.co.uk



Ryan Anderson

07468 186 415

r.anderson@glenny.co.uk

East London Office

Call: 020 3141 3500

**Unex Tower, 5 Station Street, Stratford
London, E15 1DA**

30-Jan-2025

AN021044