

6 Sussex Works
Cline Road
Bounds Green
London
N11 2LX

Light Industrial by way of
sub-let until Sept 2029
outside the act

£60,000 Per annum

Set within Sussex Works, Cline Road adjoining Bounds Green Industrial Estate. The area has a mixture of light industrial and trade counters. Transport links are New Southgate Overground, less than half a mile away, Arnos Grove underground approx. half a mile away. The road is served well by the close North Circular Road A406 within a few hundred yards.



Bounds Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

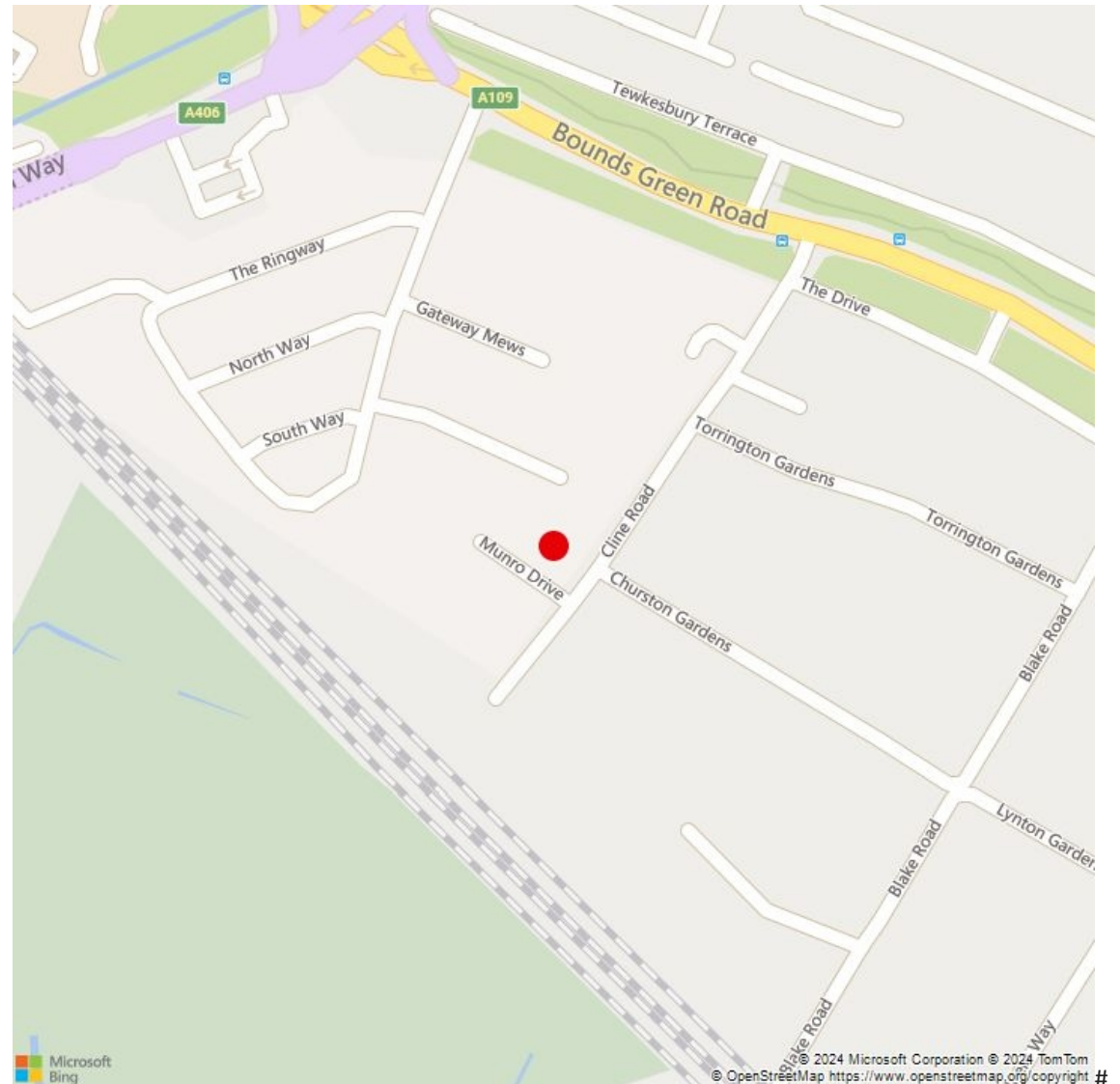
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

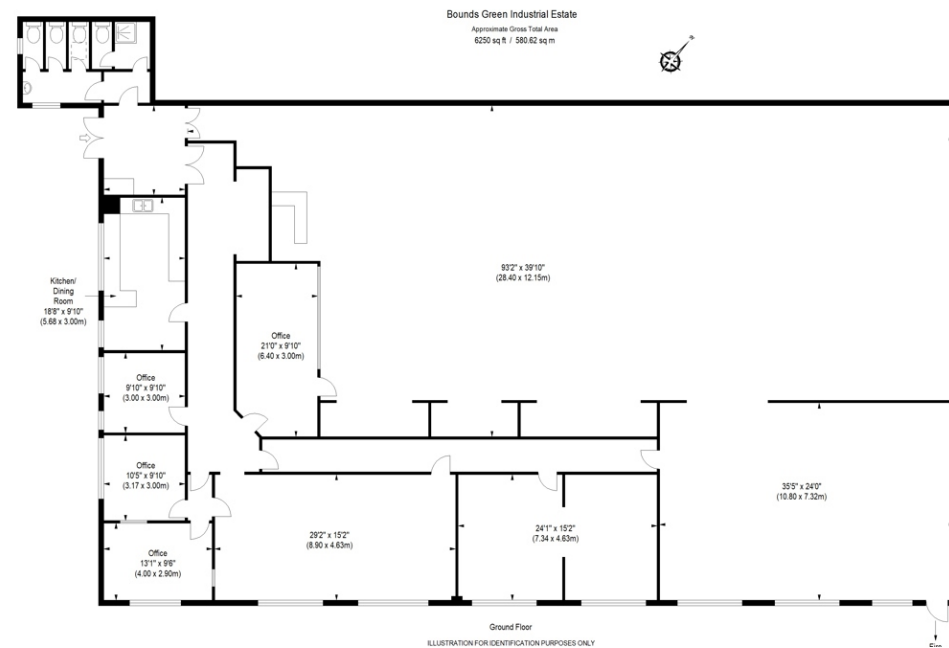
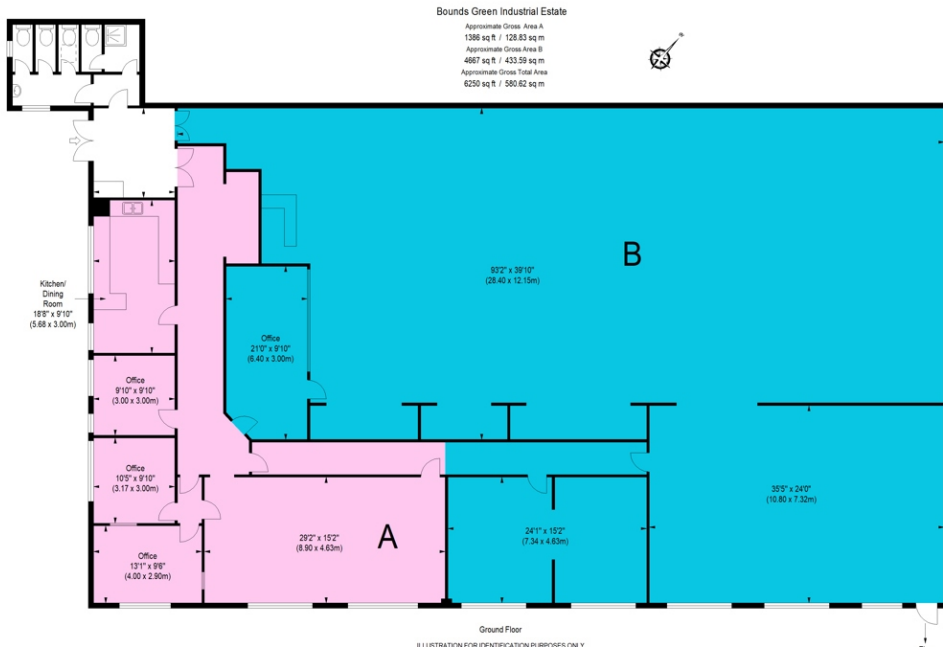
info@psscommercial.com

Description

Raised ground floor light industrial unit currently utilised as a well presented showroom, approx. 4667 sq.ft., 433 sq.m., plus w.c. The unit is mainly open plan with parking at the front for 2 to 3 cars.



5-11 Green



Rent

£60,000 per annum

EPC

Available upon request

Tenure

Our client's Lease runs to September 2029 so a sub-letting outside the act to that date.

NB. there may be potential to agree a new lease after that date with the landlord at that time.

Legal Costs

Each side to bear their own legal fees





Rates

Rateable value - £39,250 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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