

UNIT 6 TO LET

6,237 SQ FT (579.47 SQM)

FULLY REFURBISHED TRADE COUNTER AND WAREHOUSE

- \ 6.07m Eaves height
- \ Well established Trade Counter Estate
- \ 13 Car parking spaces



To arrange a property viewing please contact the agents.
Viewings are by appointment only.

CBRE **Coke Gearing**
consulting

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UNIT 6 IS A MODERN END OF TERRACE UNIT, PROVIDING HIGH QUALITY ACCOMMODATION SUITABLE FOR DISTRIBUTION, LOGISTICS, TRADE COUNTER AND STORAGE OCCUPIERS.



THE UNIT BENEFITS FROM A LARGE COVERED LOADING BAY AND FORECOURT, AS WELL AS A MINIMUM OF 13 CAR PARKING SPACES PROVIDED TO THE FRONT AND REAR.

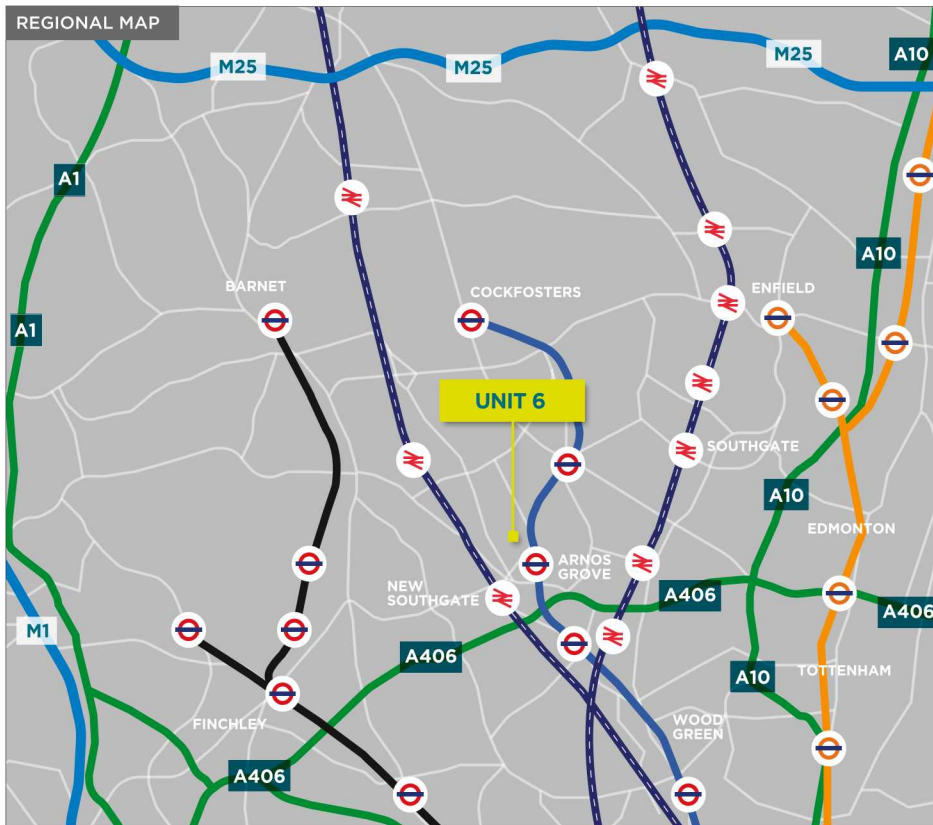
UNIT 6 FLOOR AREA
Floor areas are gross external and approximate only:

	SQ FT	SQ M
Ground Floor Warehouse	5,290	491.47
First Floor Office	947.0	88.0
TOTAL	6,237	579.47

- PRIME INDUSTRIAL & LOGISTICS LOCATION
- EXTENSIVE REFURBISHMENT
- WELL-ESTABLISHED TRADE COUNTER
- 6.07M EAVES
- 24-HOUR CCTV
- EV CHARGING POINTS AT FRONT OF UNIT



HOW TO FIND US

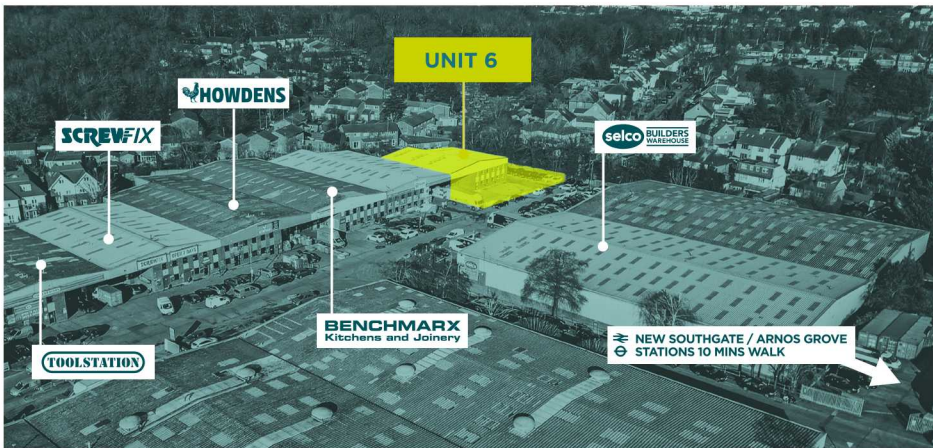


LOCATION

Unit 6 is located on the well-established Brunswick Green Park Industrial Estate in Southgate, a prime strategic London logistic location, within immediate proximity of the A406, 5 miles off the M25, 6.5 miles to the M1 and 9 miles to the M11. The Estate is already home to many reputable trade occupiers including Selco, Screwfix, Tool Station, Benchmarx & Howdens. Arnos Grove Underground (Piccadilly Line) and New Southgate Overground Stations are both located within 0.5 miles of the property, providing convenient access into London via underground, overground, and bus.

DISTANCES

Central London	10 miles
M25	5 miles
Heathrow Airport	22 miles
Stansted Airport	35 miles
Luton Airport	30 miles
Cambridge	60 miles
Felixstowe	89 miles
Birmingham	114 miles
Birmingham Int Airport	73 miles



ESTATE SERVICE CHARGE Circa £7,250 + VAT for current year.

EPC RATING B38.

TENURE New FRI lease for a term to be agreed.

LEGAL COSTS Each party to be responsible for its independent legal costs.

RENT Upon application.

BUSINESS RATES Interested parties should make inquiries of the London Borough of Enfield.

For further information or to arrange a property viewing please contact the agents below. Viewings are strictly by appointment only.

CBRE

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