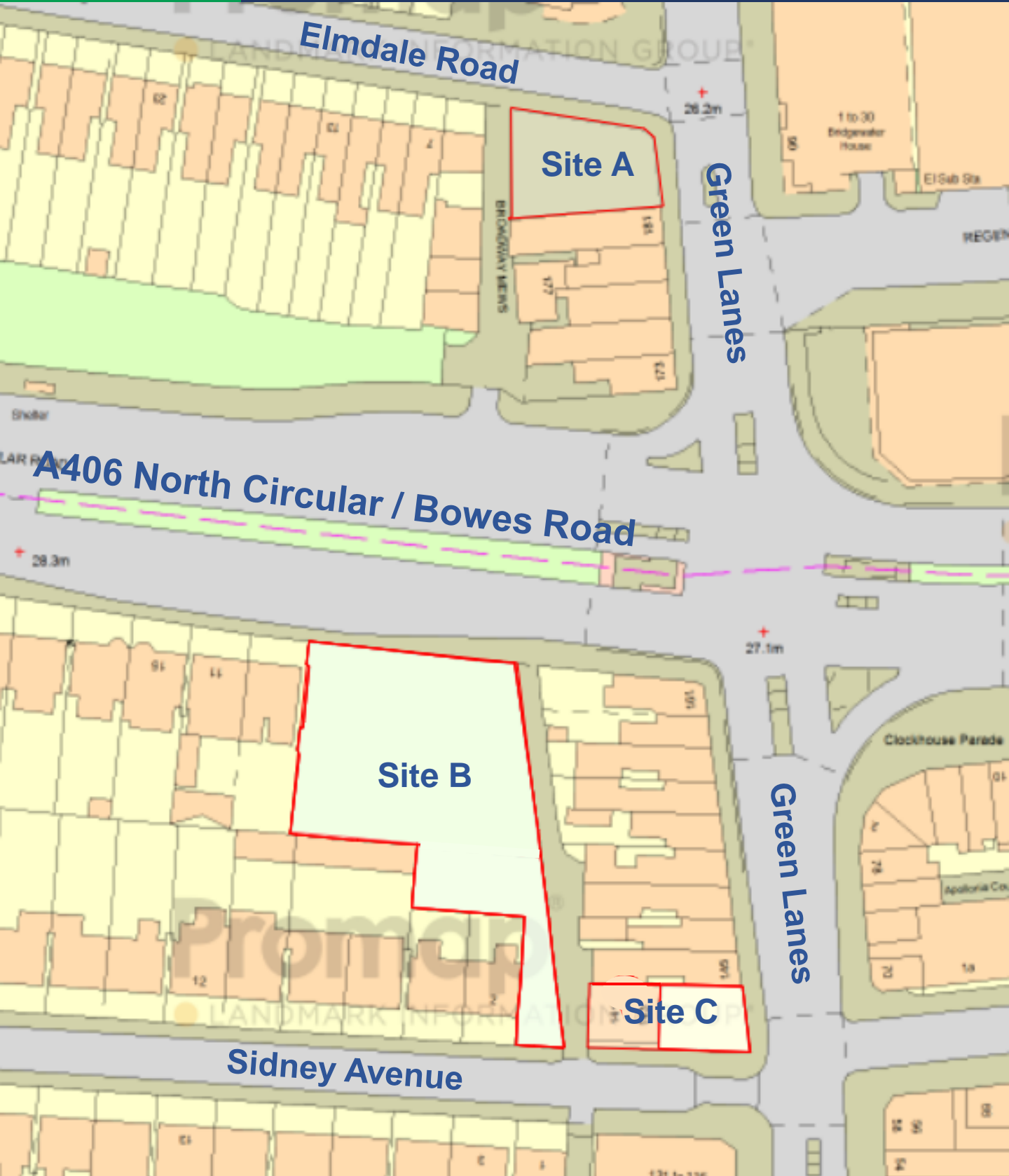


**3 x PROMINENT COMMERCIAL SITES TO
LET NEAR THE JUNCTION OF THE A406
NORTH CIRCULAR AND GREEN LANES**



- Site A: 183-185 Green Lanes, N13 4UR (site area approx. 3,953 sq ft / 367.23 sq m)**
- Site B: 1-7 Bowes Road, N13 4SE (site area approx. 16,351 sq ft / 1519.1 sq m)**
- Site C: 141-143 Green Lanes, N13 4SP (site area approx. 2,857 sq ft / 265.39 sq m)**

LOCATION

All three sites are situated prominently near the junction of Green Lanes and the A406 North Circular. The sites all benefit from substantial volumes of passing vehicular traffic.

A wide variety of occupiers are situated nearby from Class E Retail occupiers such as Morrisons and TFC Supermarkets to Enterprise Car rentals and various industrial type occupiers.

The properties benefit from broadly unrestricted parking on the residential roads leading off Green Lanes and various passing bus routes.

Palmers Green, Bowes Park and Bounds Green provide nearby Underground and Rail services.

DESCRIPTION

Site A comprises a broadly rectangular site on the corner of Green Lanes and Elmdale Road. It benefits from concrete hard standing, drainage, power, fencing, bollards to the Elmdale Road elevation, & prominent signage.

Site B comprises an irregularly shaped site benefiting from highly prominent frontage to the A406 North Circular / Bowes Road and vehicular access from Sidney Avenue. The site currently comprises scrubland suitable for a wide range of occupiers such as EV charging, storage, or a Car Wash, subject to the necessary consents.

Site C comprises a tyre shop fronting Green Lanes with a return frontage to Sidney Avenue. The property benefits from a front yard / parking area and prominent frontage and signage to Green Lanes.

SITE AREAS

Site A: 3,953 sq / 367.23 sq m approx.

Site B: 16,351 sq ft / 1519.1 sq m approx.

Site C: 2,857 sq ft / 265.39 sq m approx.

LEASE/S

All three sites are available together or separately under new leases.

COSTS

On application

EPC TBC



COSTS:

Rent, Rates and Service Charge on application.

VIEWING

To view or for further information please contact the sole agents, Alexander Reece Thomson LLP:

Seb Norman - 07970 273 545

sebnorman@artsurveyors.co.uk

SUBJECT TO CONTRACT

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

Regulated by RICS



RICS

SITE A

183-185 Green Lanes, London,
N13 4UR

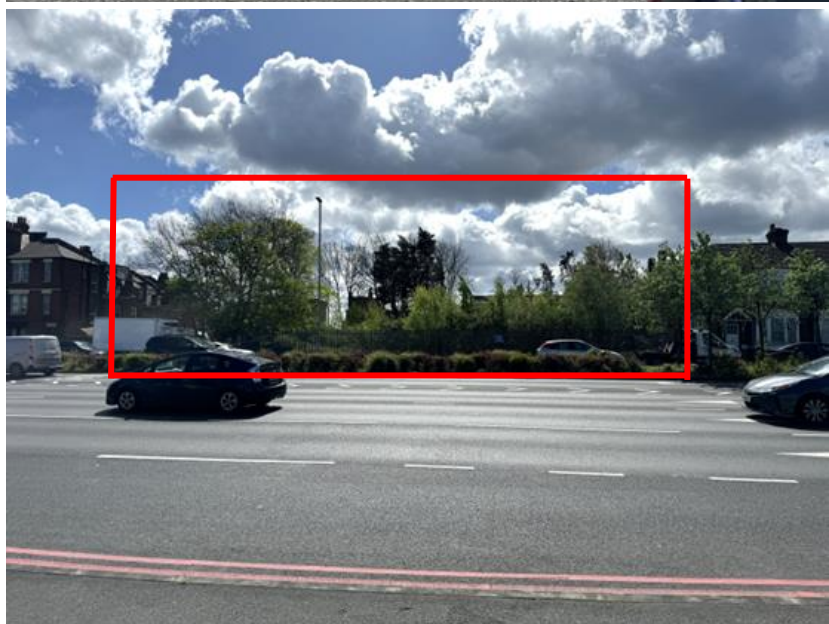
Site area: 3,953 sq ft / 367.23 sq m
(approx.)



SITE B

1-7 Bowes Road, London, N13 4SE
(fronting the A406 North Circular)

Site Area: 16,351 sq ft / 1,519.1 sq m
(approx.)



SITE C

141-143 Green Lanes, London,
N13 4SP

Site Area: 2,857 sq ft / 265.39 sq m
(approx.)

