

TO LET

PRELIMINARY DETAILS - MODERN LOW COST OFFICES IN NEW SOUTHGATE

BUILDING 2 North London Business Park, 2 Oakleigh Road South, London N11 1GN



Features

- 16,200 - 55,200 Sq Ft
- £25 per sq ft Rent
- 3-5 Year Lease Term
- Recently Refurbished
- 220 Car Spaces (pro-rata)
- Air Conditioned
- On Site Security

Summary

Modern office building on a popular business park in North London offering single floor plates from 16,500 sq ft and with a generous parking allocation of 1:250 sq ft.

Available to lease at a competitive rent and with incentives.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The North London Business Park occupies a strategic location between Barnet, New Southgate and Brunswick Park. The campus consists of a 35 acre parkland setting with modern office buildings and an abundance for surface car parking. Communications are considered to be excellent. The M25, A10 and A406 North Circular Road are both within easy reach. NLBP is also within close distance to Southgate Station (Piccadilly Line) and Whetstone Station (Northern Line).

Description

North London Business Park offers good quality office space with generous parking at a reasonable mid-price rent. Building 2 has recently become available and was previously occupied by the Job Centre as a London Re-Training facility. The offices were refurbished by the Job Centre in 2022 to provide modern open plan work space. The offices are fully air-conditioned with LED lights and full IT Cabling. Within Building 2 is the added facility to rent further canteen space and large staff break-out areas.

Accommodation

| | |
|-----------------------------|---------------------|
| Ground | 21,000 sq ft |
| First | 18,000 sq ft |
| Second | 16,200 sq ft |
| Total Floor Area NIA | 55,200 sq ft |

Tenure

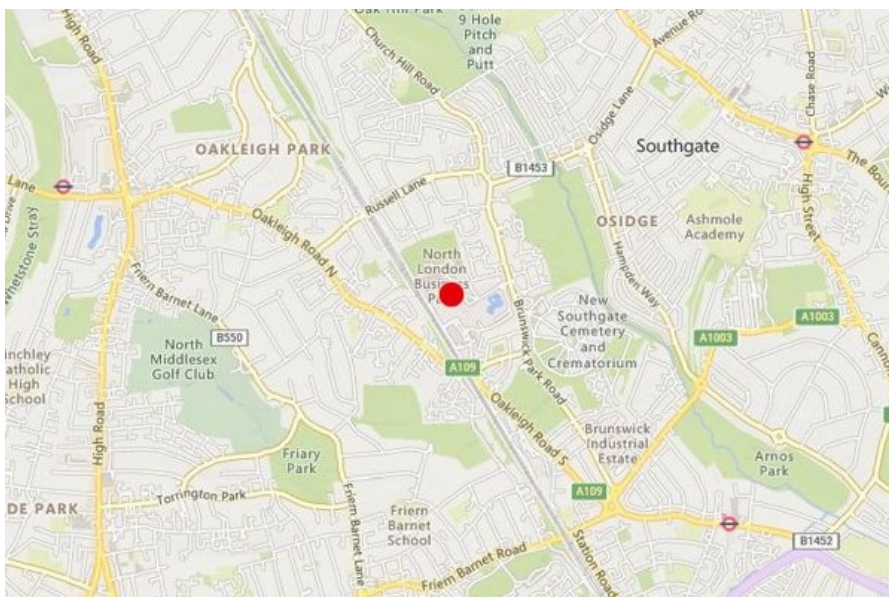
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Terms

Building 2 can be leased as a whole or in part. A new Full Repairing and Insuring lease is available. Quoting rent just £25 per sq ft. per annum exclusive of business rates, service charge and all other outgoings.

Business Rates

The be assessed.



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EPC

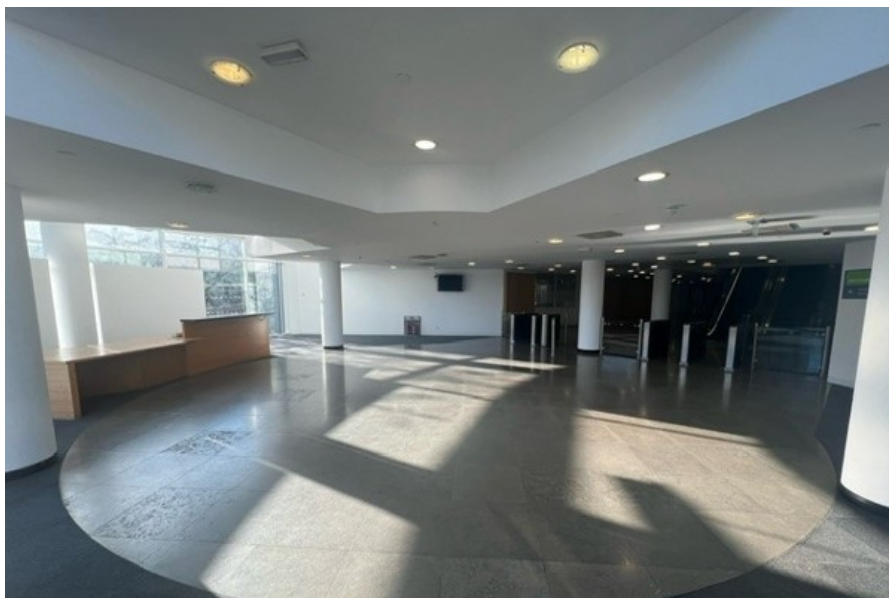
Energy Rating D (99)

Viewing

Strictly by appointment via sole agents Chamberlain Commercial. Contact Tony Chamberlain 07817 077077.

Contact

Tony Chamberlain 07817 077077
tony@chamberlaincommercial.com



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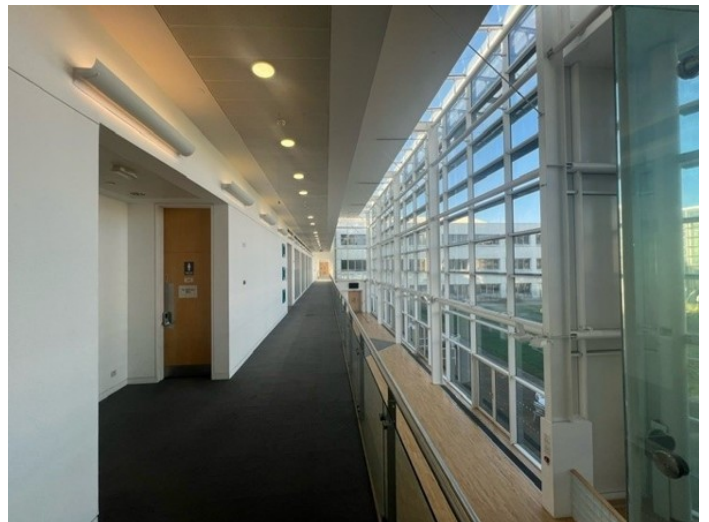
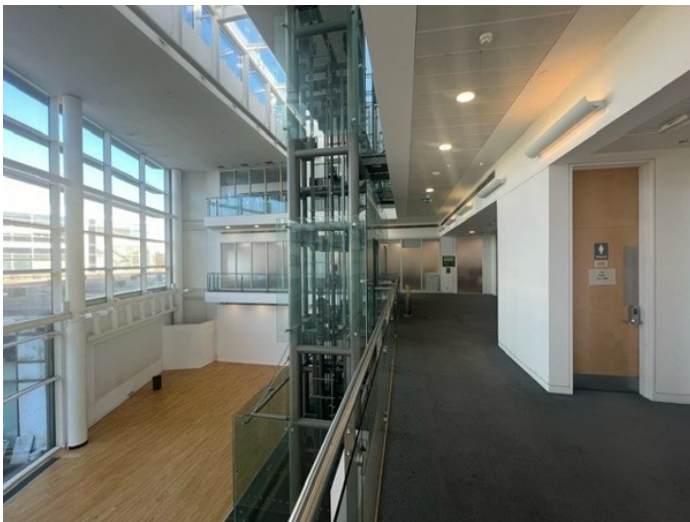
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