

TO LET

A RARE OPPORTUNITY TO RENT SECURE OPEN STORAGE IN NORTH LONDON

UPPER YARD 1 North London Business Park, 6 Oakleigh Road South, New Southgate, London N11 1GN



Features

- 34,000 Sq Ft (3,158.6 Sq M)
- £7.00 Per Sq Ft
- On Site Security
- On Site Offices
- Car Parking also Available

Summary

North London Business Park is a medium term development site.

The developers have a number of areas within the site suitable for open storage. These yard areas can be prepared and leased for hardstanding suitable for non-intensive storage of plant and machinery (subject to Local Authority consent).

These yard areas are not considered suitable for motor-trade or car sales. Elsewhere on the park we have secure car parking areas which may suit car hire and sales, open air leisure or storage.



Chamberlain
COMMERCIAL

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

TO LET

A RARE OPPORTUNITY TO RENT SECURE OPEN STORAGE IN NORTH LONDON

UPPER YARD 1 North London Business Park, 6 Oakleigh Road South, New Southgate, London N11 1GN

Location

The Upper Yard 1 is located within the North London Business Park. The park consists of a business complex of offices, parking, hardstanding and function hall. The location is excellent for easy links to the M25 and A406 North Circular Road. New Southgate Station (Piccadilly Line) and Whetstone Station (Northern Line) are also close by.

Description

The yard is reasonably regular in shape and has a Type 1 aggregate surface on former hard standing and general hardcore. The yard is mainly level with good vehicle access. There is potential for mains electricity and water supply. Overall the site enjoys good security provisions with on site security staff and gatehouse.

The yard is overgrown in part and will be cleared by the Landlord prior to occupation. Googlemaps measurements show just under 34,000 sq ft site area.

Tenure

Leasehold

Terms

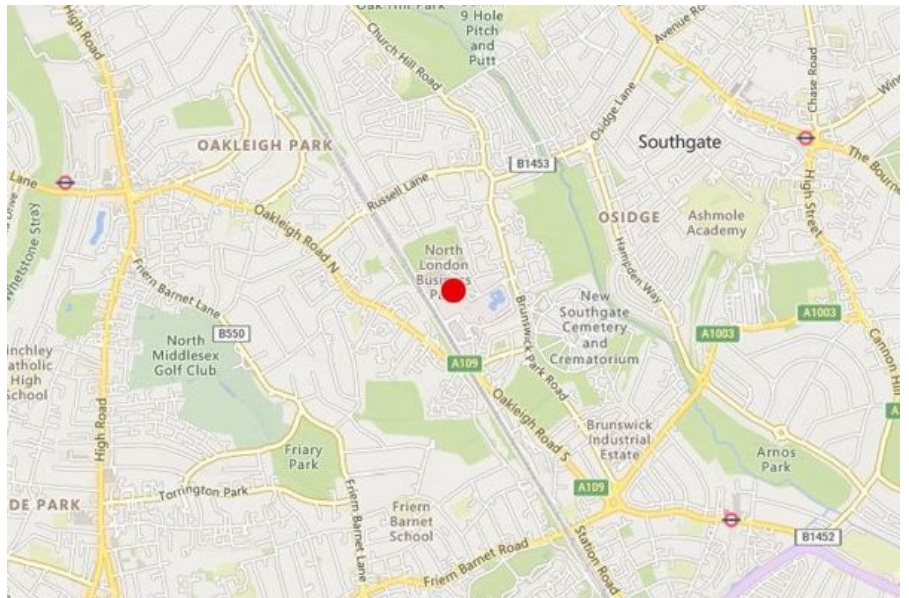
Available by way of a short to medium term tenancy envisaged to be between 1-5 years with either party having a break option subject to 3 months prior notice.

The Upper Yard 1 comprises approximately 34,000 sq ft (0.77 Acres) and is available to rent at £7 per sq ft (£238,000 per annum) plus vat.

The rent is to be paid quarterly in advance.

Business Rates

To be assessed.



TO LET

A RARE OPPORTUNITY TO RENT SECURE OPEN STORAGE IN NORTH LONDON

UPPER YARD 1 North London Business Park, 6 Oakleigh Road South, New Southgate, London N11 1GN

Viewing

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Tony Chamberlain - 07817 077077



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



Chamberlain
COMMERCIAL

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