

TO LET

Unit 6 Finchley Industrial Centre, North Finchley, London N12 8QA
3,808 sq ft (353.8 sq m) plus mezzanine of 2,300 sq ft (213.7 sq m)



Rarely available trade counter / warehouse unit in a popular and sought after trading estate

- 5.5m Clear Height
- Electric Loading Door
- Gated Estate
- 6 car parking spaces
- Other trade occupiers include Screwfix, Howdens, City Electrical Factors and Wolseley Centre

Location

Finchley Industrial Centre lies in a unique position just off the High Road, which links Finchley to Whetstone. The estate lies 1.3 miles to the north of the A406 (North Circular Road) providing good access to Central London and the rest of North, North East and North West London. Woodside Park station (Northern Line) is located 0.5 miles to the west. North Finchley's multiple shopping centre, which includes a Sainsbury's Supermarket, immediately opposite the entrance to the Estate, provides many amenities for staff.

Description

Key features include:

- Mid-terrace unit of steel portal frame construction
- 5.5m clear height rising to 6.8m at the apex
- 3 phase power
- Electric loading door
- Personnel doors
- Ideal trade counter / storage accommodation
- Single WC
- 15.5m loading apron
- 6 car parking spaces
- Gates and secure estate
- Tenant fitted mezzanine over half the space which can be retained.

Accommodation

	Sq Ft	Sq M
Warehouse	3,808	353.8
TOTAL	3,808	353.8
Mezzanine	2,300	213.7

All areas are approximate gross external.

Rates

Unit 6 has a rateable value of £72,000 (2023).

All enquiries should be directed to London Borough of Barnet

EPC

C – 62.

Terms

Unit 6 is available by way assignment of the current lease expiring 15th November 2030. The passing rent is £82,500 per annum.

A new lease may be available direct with the Landlord subject to terms.



Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

VAT

All pricing is subject to VAT.

Legal Costs

Each party to bear their own legal costs.



Indicative pre-occupation



Source: Promap

Contact

For further information, or to arrange a viewing, please contact Knight Frank or the joint agents.



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SUBJECT TO CONTRACT

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Particulars dated September 2023. Photographs dated August 2020 and September 2023.

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