

Industrial | For Lease

CBRE

Unit 2, Colney Hatch Lane

Friern Barnet, London, N12 0SH



Unit 2, Colney Hatch Lane

Description

The Premises comprise an end-terrace warehouse building of steel truss frame construction with brick external elevations, beneath a pitched metal roof.

Internally the Premises are arranged as ground floor warehouse with separate portable office.

Specification

- Internal clear height 5.8 metres
- Daylight panels
- 1 x level access loading door (6.10 metres wide x 4.88 metres high)
- Portable ancillary office
- Secure site with concrete yard
- 12 metre yard depth
- EPC D (85)



Location

Friern Barnet is a suburban area within the London Borough of Barnet, approximately 7.5 miles north of Charing Cross.

The Premises are directly adjacent to the North Circular (A406) providing access to the M1 (6 miles), M4 (14 miles), and the M25 (11 miles). New Southgate train station provides regular rail services to Central London with journey times to London Kings Cross (20 minutes).

Local occupiers include Tesco, Barnet Car Centre, Friern Barnet Ambulance Station, and Barnet Car Centre.



Accommodation

Floor	Use	GIA
Ground	Warehouse	9,649
Portable Unit	Office (lease area)	66
Total		9,715 sq ft

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Terms

The subject property is available by way of sub-let, assignment or new lease.

There is currently 5 years remaining on the lease at a passing rent of £155,000 pax.

The lease is contracted inside the L&T 1954 Act.

Planning

The subject property currently has permitted use for a B8 storage warehouse.

Rates

Interested parties should make inquiries of the London Borough of Barnet.

Viewings

To be arranged via the sole agents CBRE.

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