

WAREHOUSE UNIT WITH MEZZANINE FIRST FLOOR STORAGE 3,700 sq ft

TO LET

22-23 Arcadia Avenue, Finchley, London N3 2JU



Description

A ground floor warehouse with a concrete floor and steel portal frame comprising 3,700 sq ft with a mezzanine for added first floor storage. There is parking for 3 cars and a separate loading area with a roller shutter.

Location

Arcadia Avenue sits west of the bustling Ballards Lane High Road with its various shops and local amenities. It is a 5 minute walk to the Northern Line branch of Finchley Central Underground Station. The site has close access to A406 North Circular Road linking North or Great North Way to M1 and M25. The warehouse has good access to the A1, providing routes to Central London and The City.



COMMERCIAL PROPERTY SPECIALISTS

Lease

An Assignment of the existing lease which expires on 9th August 2024.

Rent

£88,500 per annum (£24 psf)

Business Rates

TBA.

Service Charge

TBA.

Legal Costs

Each party to be responsible for their own legal costs.

Specification

- Mezzanine
- Office Space
- WCs & showers
- Separate loading bay
- 3 parking spaces
- Recessed lighting
- Air conditioning

Accommodation

Total 3,700 sq ft

Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read



BEN PATER

020 8342 2700

ben@sbhpageread.co.uk



CLIFF BONNETT

020 8342 2700

cliff@sbhpageread.co.uk

sbh Page & Read conditions under which particulars are issued.

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Rad has any authority to make or give any representation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

BP11310par

Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS

Nicon House, 45 Silver Street, Enfield EN1 3EF

OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

