

## TO LET – LIGHT INDUSTRIAL UNIT



### **Unit B9U-10U, Bounds Green Industrial Estate, N11 2UL**

**4,648 Sq. Ft (431.80 Sq. M)**

**£78,000 per annum exclusive**

- 24/7 Hour Access
- Within walking distance of Bounds Green Tube Station
- CCTV
- 3-phase Electrics
- Energy Efficient Lighting
- Estate Manager

**Location:**

Situated on Bounds Green Industrial Estate, a multi-let site in N11 which has 52 units ranging from 600 sq. ft to 7,000 sq. ft, offering a wide variety of space suitable for light industrial and trade counter use. The site benefits from direct access to the A406 North Circular and is within walking distance of Bounds Green Tube Station which is on the Piccadilly line.

**Description:**

Comprising of a brick-built light industrial unit within Bounds Green Industrial Estate. Unit B9U-10U has undergone full refurbishment works and benefits from good levels of natural light, energy efficient lighting, 3-phase electrics, W/C, and both personnel and roller shutter doors.

**Terms:**

To be let on a new effective full repairing and insuring lease for a term to be agreed at a rental of £78,000 per annum exclusive.

**VAT:**

Plus VAT at the appropriate rate where applicable

**Estate Charge:**

There is a charge payable for the repair and maintenance of the estate for 2024/25 in the sum of £6,436 per annum.

**Accommodation:**

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Light Industrial Unit	4,648	431.80

Areas quoted are approximate and should not be held as 100% accurate.

**Business Rates:**

TBA

Interested parties are urged to contact the Local Authority for further information.

**EPC:**

A-18

**Viewings:**

For viewings and further information please contact:

**Chris Richards**

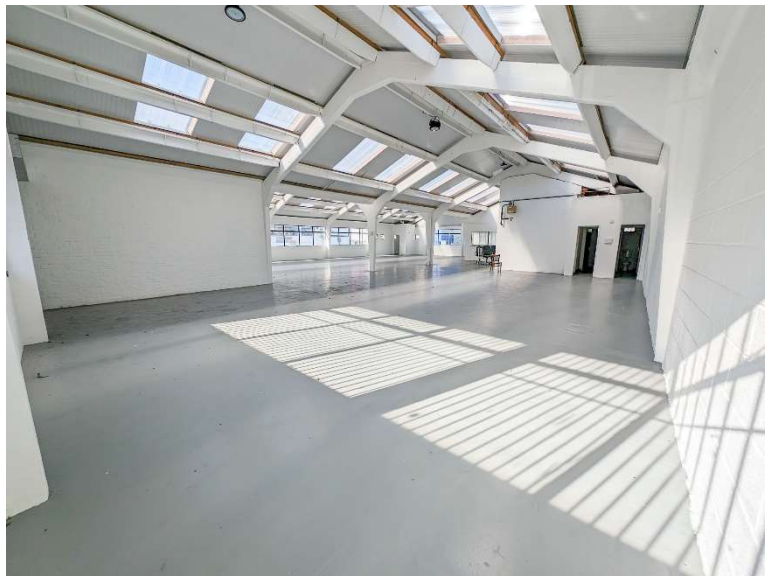
020 8367 5511

[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

**Paul Quy**

07917 268 653

[paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

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