

TO LET



2 Gateway Mews
Ringway
New Southgate
London
N11 2UT

£80,000 pax / £1.25 m + VAT
3,628 SqFt (337.04 SqM)

- Up to 6 car parking spaces
- Ground and first floor plus gallery floor
- Ceiling heating / cooling cassettes
- Suitable for a variety of uses within Class E

Location

This modern development is located in Bounds Green fronting Ringway which is located just off Bounds Green Road and is virtually at its crossroads with the A406 North Circular Road thereby offering excellent access westwards towards A40/M1 and eastwards towards the A10, M11 and thereafter A13/M25. Bounds Green (Piccadilly Line), New Southgate (Main Line) and Bowes Park (Main Line) are within walking distance offering ease of access into Central London and to other parts of North London and Hertfordshire.

Description

The premises form part of this gated modern thriving business centre with attractive brick elevations under pitched roofing. This unit is currently being used for storage, distribution and offices and lends itself to a variety of other uses. A particularly attractive feature of the building is its originally built gallery floor.

Terms

The premises are to be let on a new FRI lease for a term to be agreed, at a quoting rent of £80,000 pax.

VAT

Applicable

Business Rates

Interested parties are advised to contact the relevant Local Authority

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Accommodation

Suitable for a variety of uses within Class E including offices, industrial, retail/trade counter, clinic, health centre, crèche, day nursery, day centre, gymnasium.

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	1,527	141.88
First Floor	1,527	141.88
Gallery	574	53.30
Total	3,628	337.06

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

EPC

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Viewings

For further details please contact;

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*Front photograph library image to show how it would look without covered area.

