



Gateway Mews, London, N11

£1,100,000

- Located just off the A406 North Circular
- Freehold
- High specification finish
- Close to New Southgate and Bounds Green stations
- 4 car parking spaces

# Gateway Mews, London, N11 2UT

High specification self-contained freehold office of approx. 3111 SQ. FT. (289 SQ. M.) in a secure gated business park.

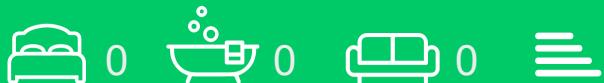
The property comprises of a ground, first and mezzanine floor and has been fitted out to a very high specification including Cat 7 data cabling, fibre optic internet connection, three-phase power, air conditioning throughout, LED lighting, video entry and alarm system, a large custom built kitchen, door entry system and ground floor storage area. Wiring is also in place for CCTV and externally there is parking for up to 4 cars.

Located just off Bounds Green Road and the crossroads with the A406 North Circular Road. Excellent access westwards towards A40/M1 and eastwards towards the A10, M11. New Southgate main line station (0.5 miles away) and Bounds Green Piccadilly Line station (0.6 miles away) both offer easy access into Central London and onwards.

Suitable for a variety of Class E uses.

Service charge approx. £3,000 per annum

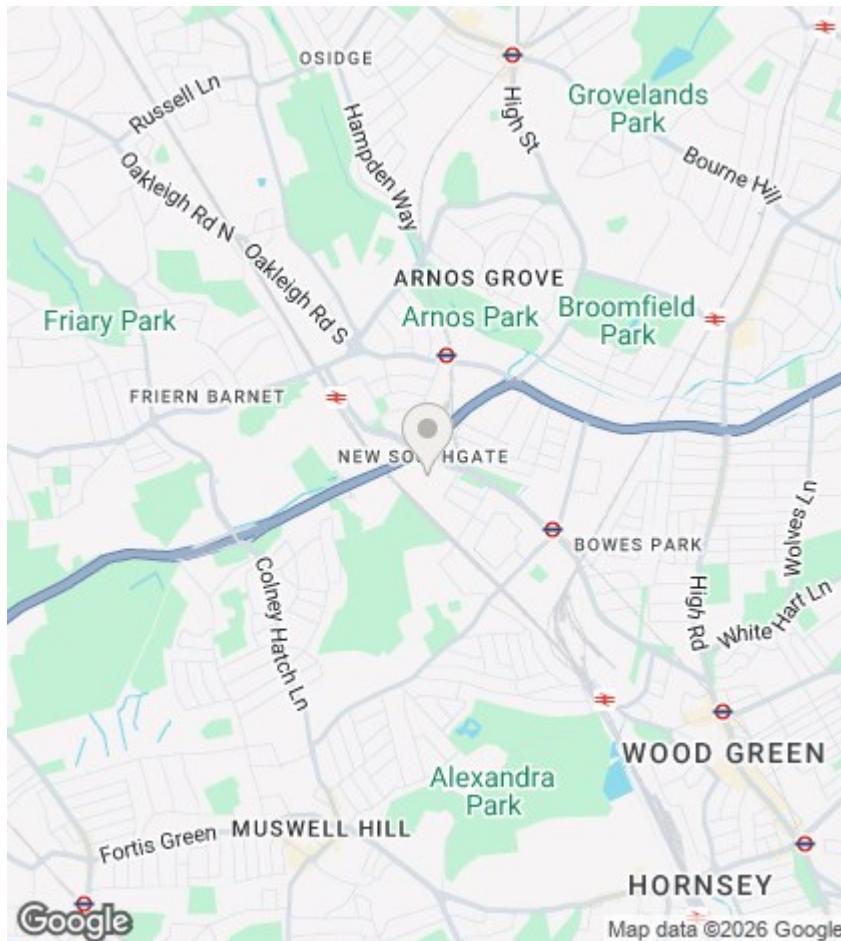
Business Rates: The rateable value is £51,500. For the rates payable please contact [www.voa.gov.uk](http://www.voa.gov.uk)



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

