Warehouse / Trade Counter Unit To Let - London N11

Unit 13 Brunswick Industrial Park
Brunswick Way,
New Southgate,
LONDON, N11 1JL





Area
Gross Internal Area: 1,390 sq.m. (14,966 sq.ft.)

Rent
Guide rent £200,000 per annum (approx. £16,667 monthly) subject to contract

Property Description
The property is of modern construction and has planning permission for use classes E (formerly B1c), B2 and B8. Aside from the warehousing space, the unit has been fitted out to provide trade counter and office accommodation, kitchens and WC facilities.

The property benefits from a 6.6 metre eaves height, rising to 7.8m apex, three phase electricity, full height electrically operated loading door and parking for c.12 cars in tandem parking, as well as excellent loading access.

There is a separate rear yard area of 143.16 sq.m (1,541 sq.ft.)

Key considerations:
> New lease available
> Established and popular Industrial / trade counter estate
> Gross Internal Area: 1,390 sq.m. (14,967 sq.ft.)
> Generous forecourt and parking
> Estate occupiers include Selco Builders Merchants, Toolstation, Screwfix, GSF Car Parts, Benchmarkx Kitchens, YESSS Electrical & Howdens
> Excellent transport communications
> New Southgate Overground Station and Arnos Grove London Underground Station both 0.5 miles (0.8km)
> A406 North Circular Road: 0.5 miles (0.8km)
> M25 and M1: each within 5 miles (8km)

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

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GILMARTIN LEY

Accommodation

Gross Internal Area: 1,390 sq.m. (14,966 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	1,246.72	13,419	Warehouse, trade-counter, secured covered loading bay, kitchen, locker-room with shower and WC.
First floor	143.76	1,547	Offices, kitchen and access to mezzanine storage area (28.76 sq.m or 310 sq.ft in addition to the quoted GIA).
Forecourt / front yard	282.72	3,043	
Rear external storage area	143.16	1,540	

Property Location

The property is situated within the established Brunswick Industrial Park, a trade counter destination home to occupiers such as Selco Builders Merchants, Toolstation, Screwfix, Benchmarkx Kitchens, YESSS Electrical, Howdens, GSF Car Parts and a number of other trade counters, wholesalers, distributers and industrial occupiers.

New Southgate is approximately 8 miles north of central London. The property is situated within the heart of North London and is strategically positioned to provide excellent access to the North Circular Road just 0.5 miles to the south. The M25 and M1 are within 5 miles to the north and west respectively and the M11 less than 10 miles to the east, all of which provide excellent communication links with Greater London and to the north.

Arnos Grove London Underground Station (Piccadilly Line) lies 0.5 miles (0.8km) to the south-east, with a regular services to central London. New Southgate Station is also situated 0.5 miles (0.8km) from the subject property providing regular services to Moorgate Station (travel time circa 28 minutes) and Finsbury Park Station (travel time circa 8 minutes).

2023 Rateable Value £156000.00

Estimated Rates Payable £76908 per annum

Service Charge p.a. A service charge is payable in respect of the maintenance of the estate. The contribution from the subject property is estimated to be approximately £12,500 for the year to March 2025.

Premium Nil

Terms New lease available on terms to be agreed.

The property is elected for VAT and will be payable on the rent.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Barnet

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: https:/www.gilmartinley.co.uk/properties/23001
Energy Performance Certificate
Offer Requirements Document
Site Plan

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Service charge information

Last Updated: 06 Nov 2026

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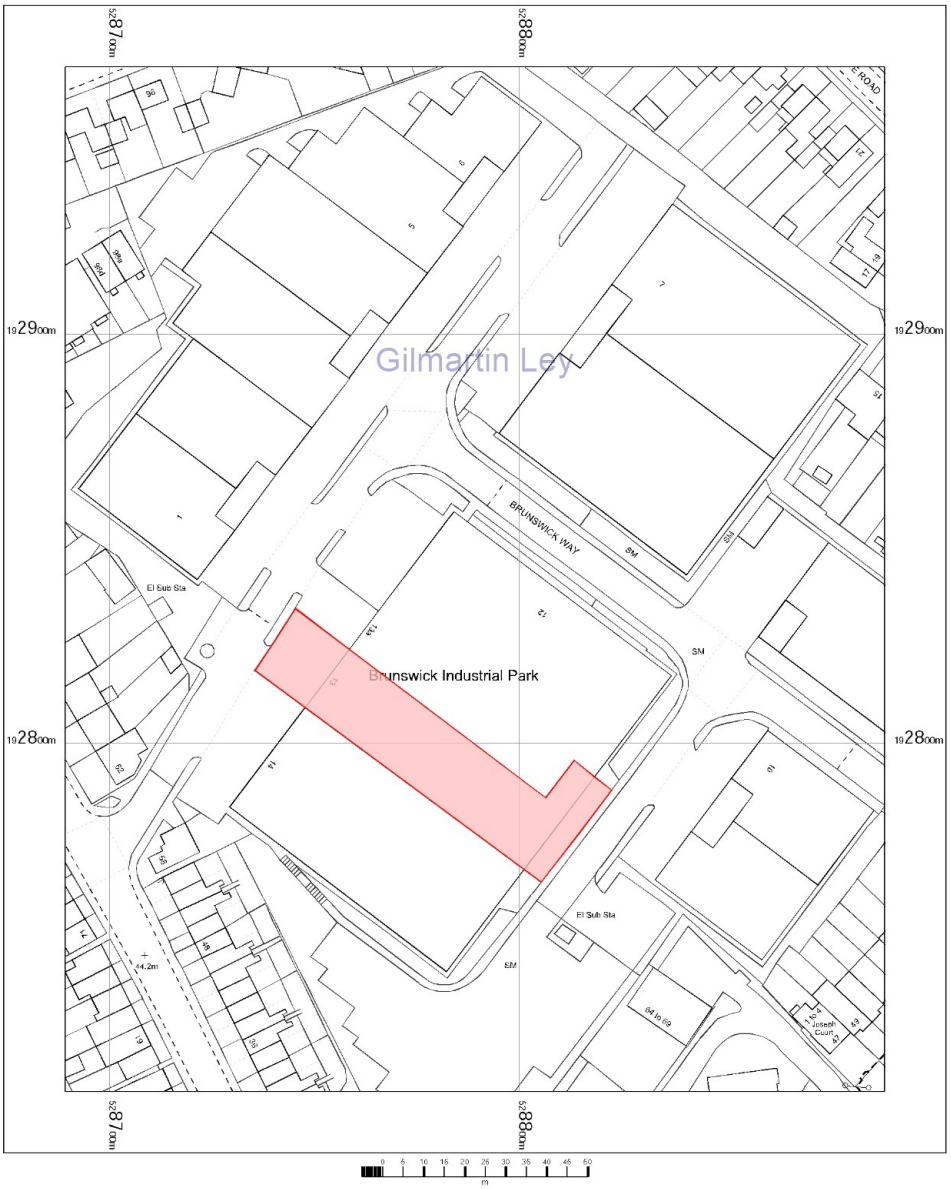
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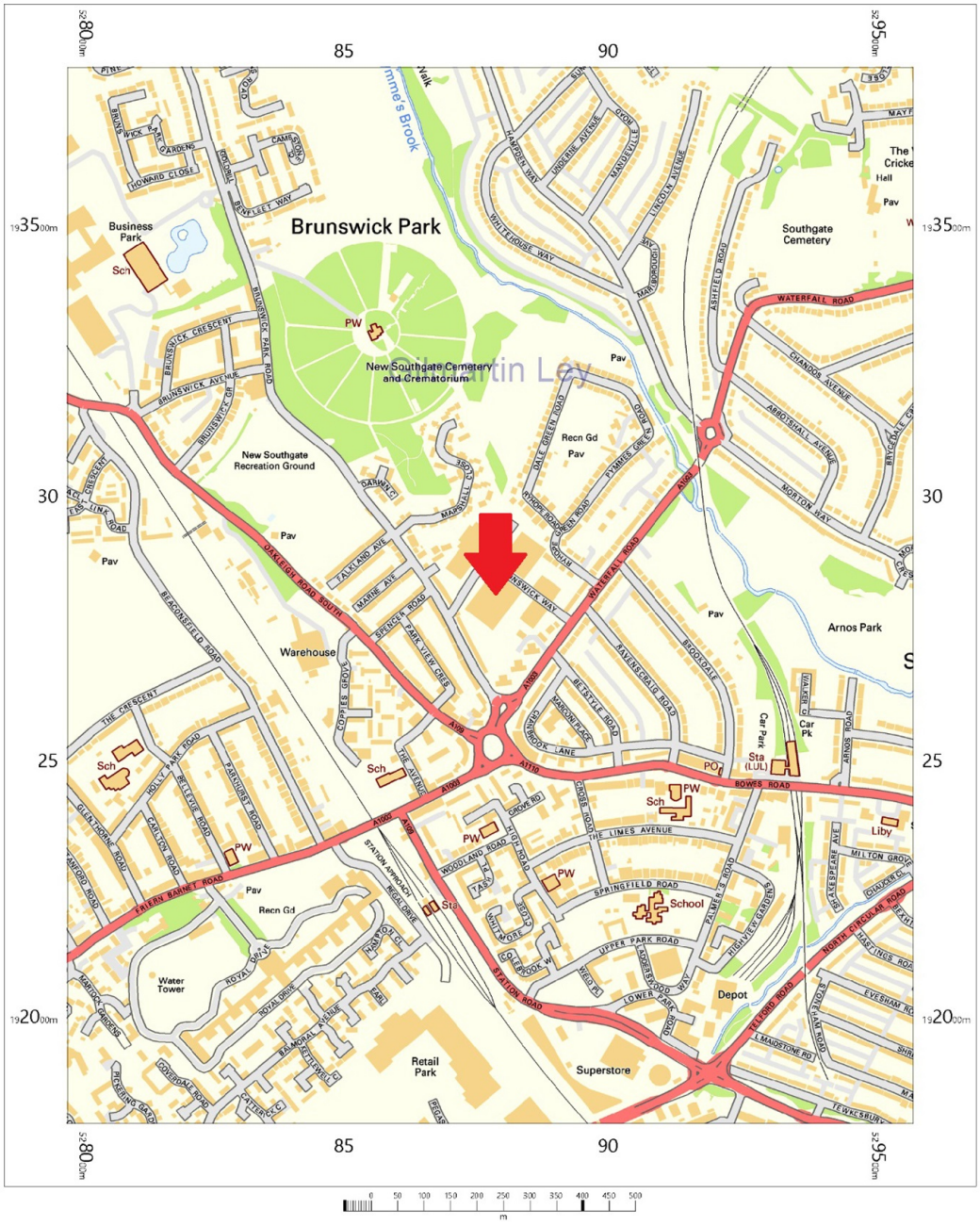
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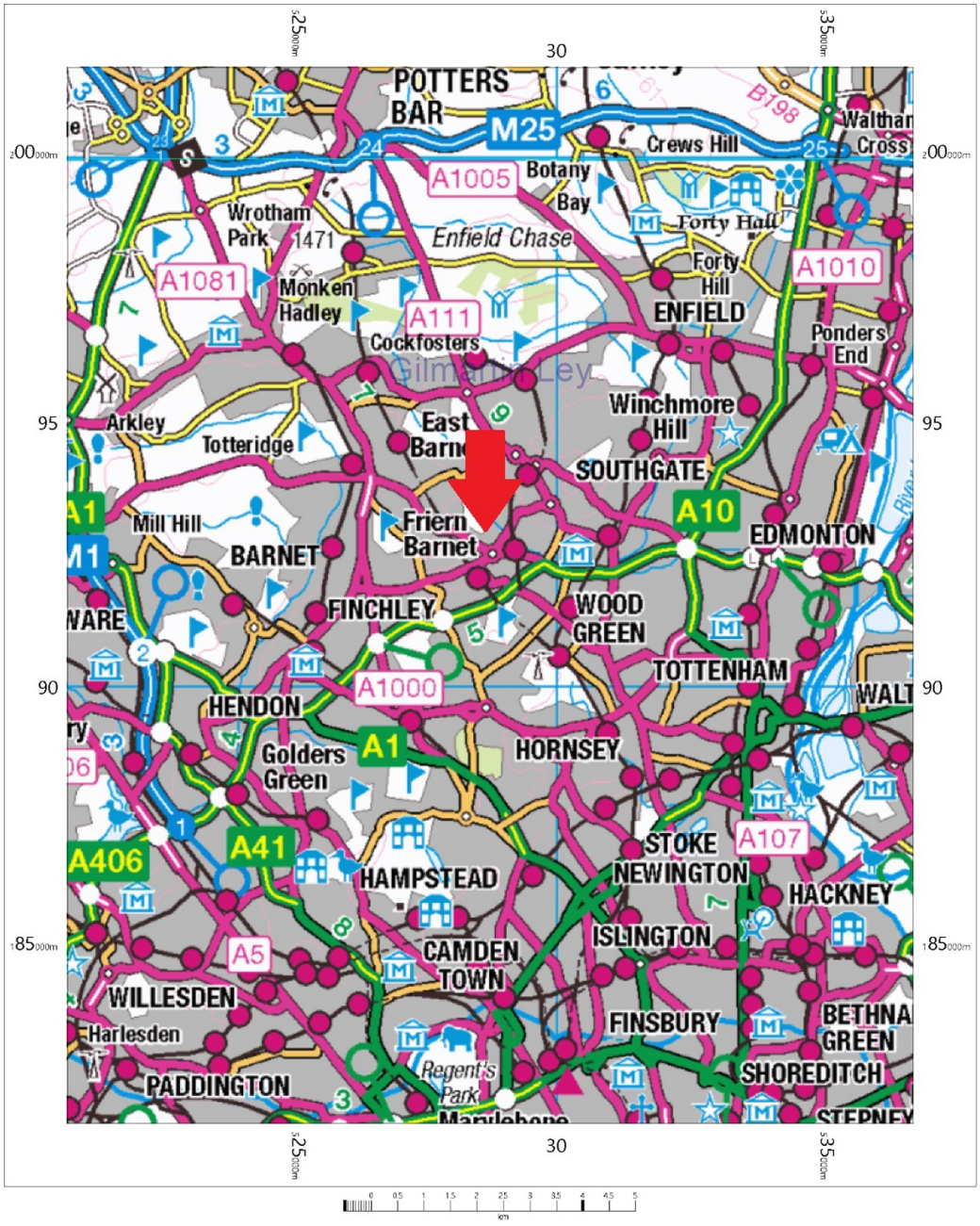
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Our ref: 23001

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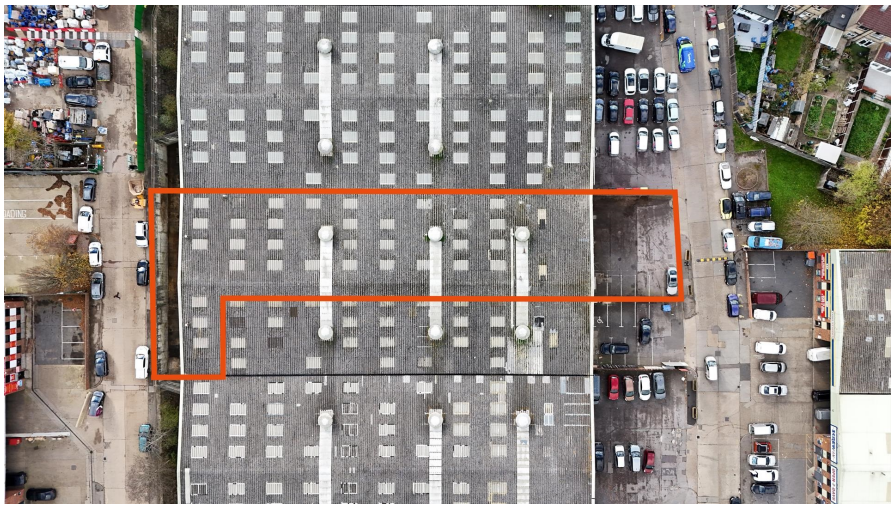


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