



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or 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.)

Price / Rent

Price on application

Rent on application

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:

- > Freehold for sale or 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)

Accommodation

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

Floor	Area sq.m.	Area sq.ft.	Comments
-------	------------	-------------	----------



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11

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, distributors 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 Freehold for sale or a new lease available on terms to be agreed.

The property is elected for VAT and will be payable on the price/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
Service charge information

Last Updated: 27 May 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the

<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11

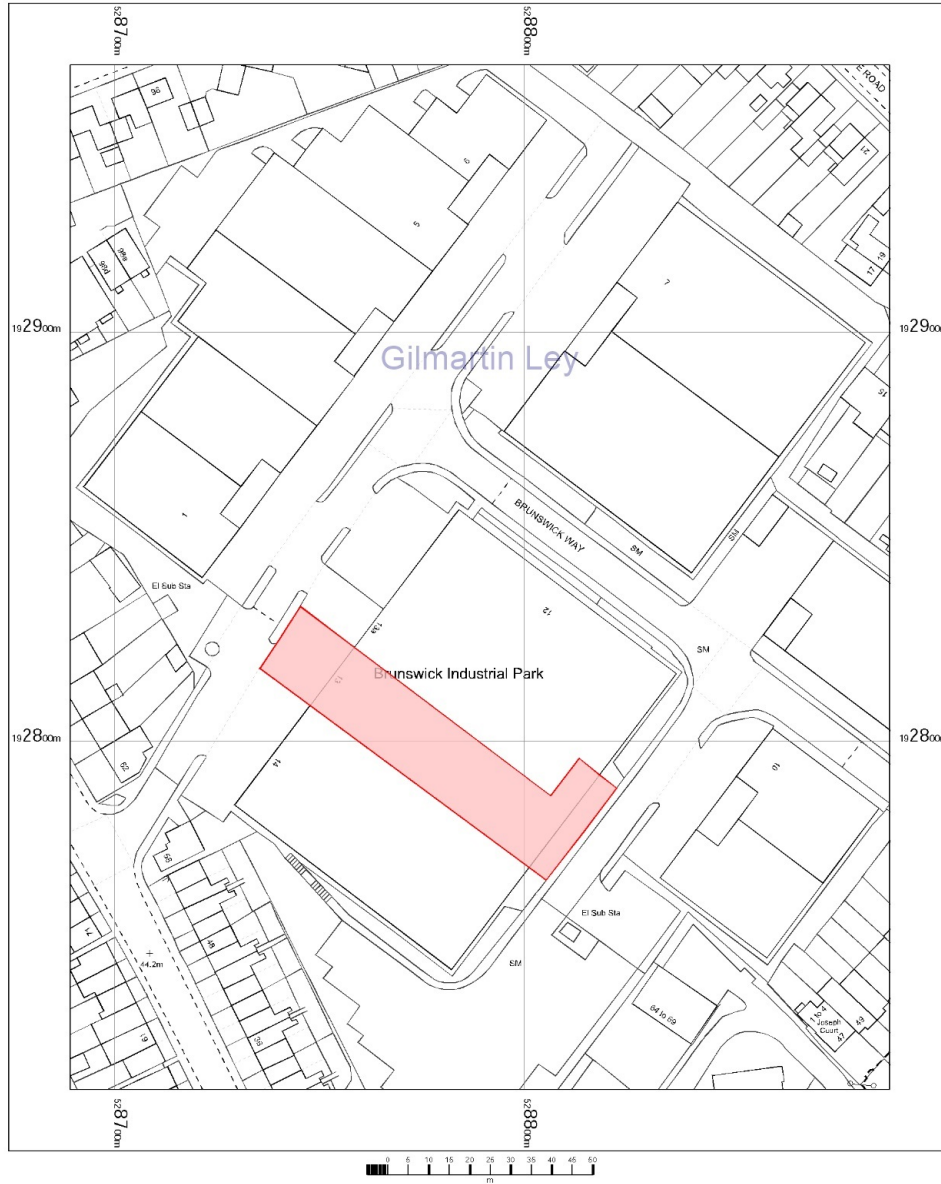
correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11

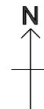
13 Brunswick Ind Est, N11 1JL



OS MasterMap 1250/2500/10000 scale
Thursday, November 14, 2024. ID: CM-01194501
www.centremapslive.co.uk

1:1250 scale print at A4. Centre: 528789 E, 192840 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849895



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

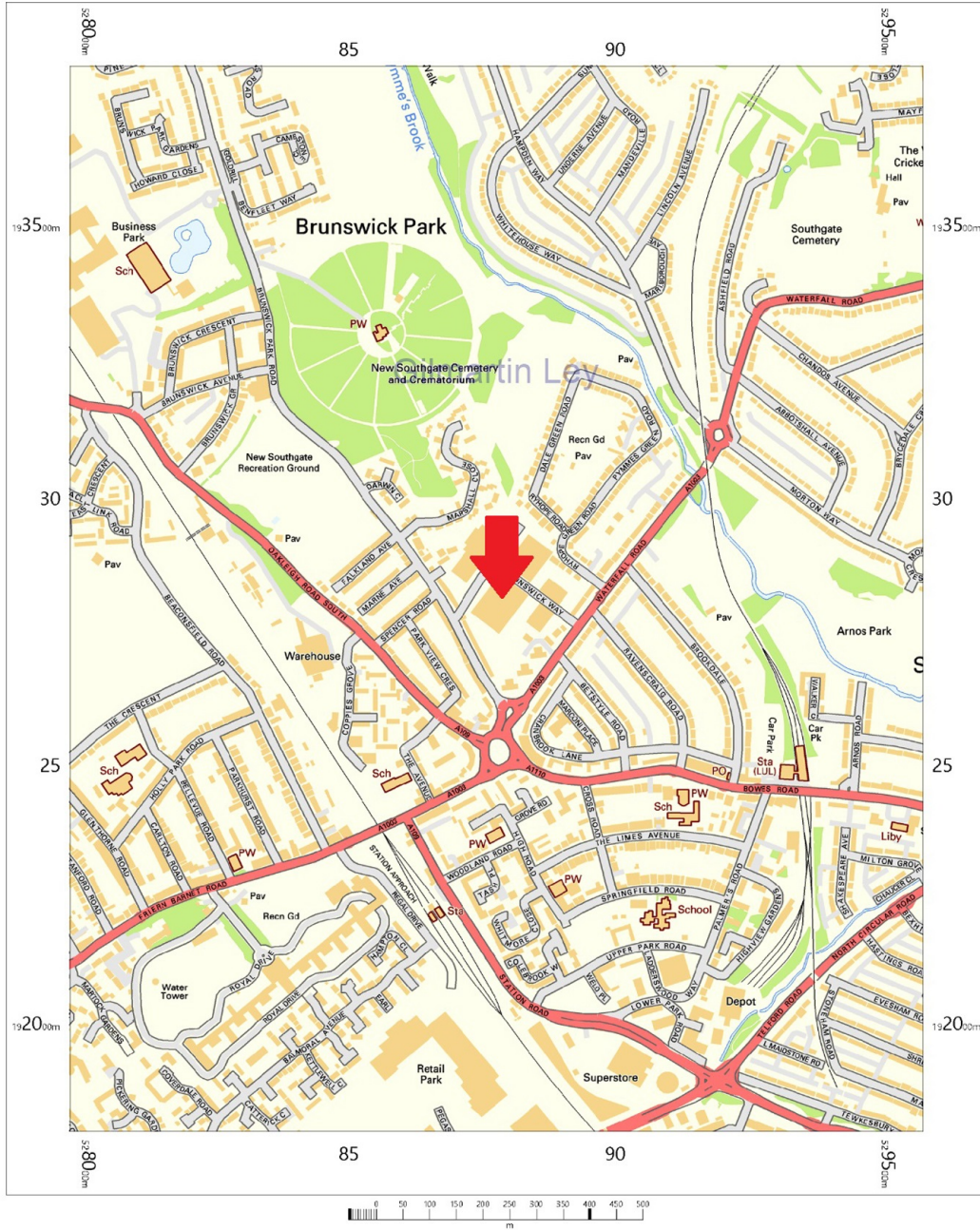
Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11

Unit 13 Brunswick Industrial Park, London N11 1JL



OS Streetview
Thursday, November 12, 2020, ID: CM-00916399
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 528777 E, 192811 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

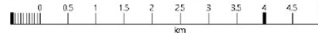
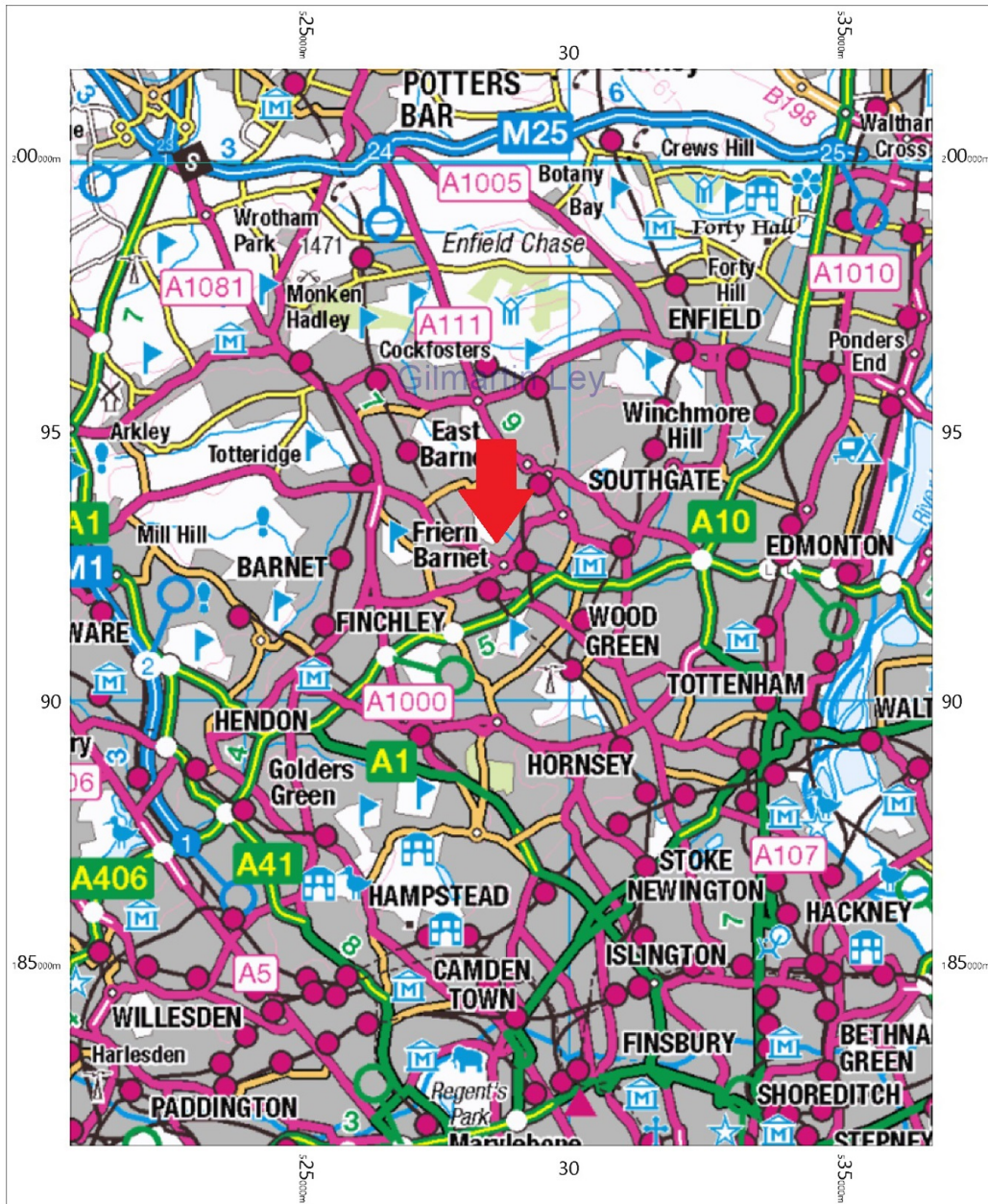
Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11

Unit 13 Brunswick Industrial Park, London N11 1JL



OS 250k scale raster
Thursday, November 12, 2020, ID: CM-00916406
www.centremapslive.co.uk

Map supplied by
Centremaps Live

1:100000 scale print at A4, Centre: 528741 E, 191730 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11





GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

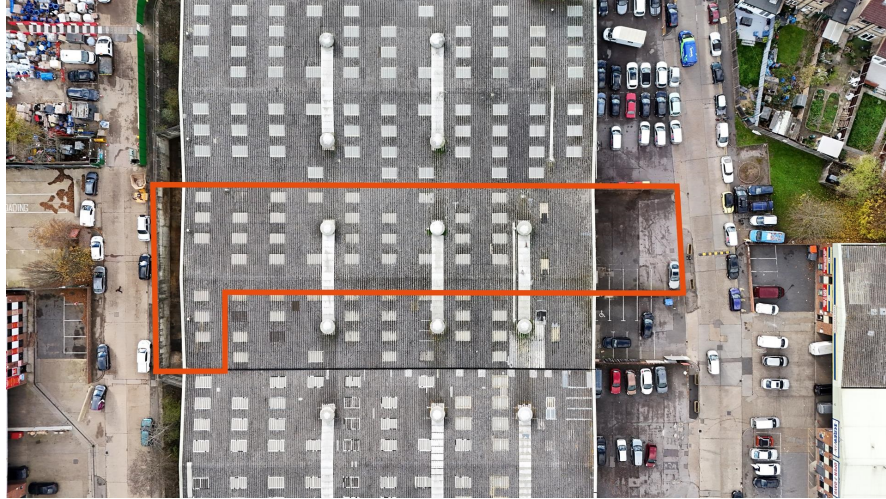
Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse / Trade Counter Unit For Sale or To Let - London N11



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/new-southgate/london/n11/23001>

Our ref: 23001

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk