



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

GILMARTIN LEY

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



Area

Gross Internal Area: 886 sq.m. (9,536 sq.ft.)

Rent

£120,000 per annum (approx. £10,000 monthly) subject to contract

Property Description

The property is of modern concrete portal frame construction, which 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 a large ground floor showroom, a large first floor showroom, office accommodation, kitchens and WC facilities.

The property benefits from a 5.5 metre eaves height, rising to 6.9m apex, three phase electricity, full height electrically operated loading door and parking for 6-8 cars, as well as excellent loading access.

Key considerations:

- > Freehold for sale or new lease available
- > Established and popular Industrial / trade counter estate
- > Generous forecourt and parking for 6-8 cars
- > Estate occupiers include Selco Builders Merchants, Toolstation, Screwfix, Benchmarkx Kitchens & 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	Area sq.m.	Area sq.ft.	Comments
Ground Floor	721.80	7,769	
First / Mezzanine Floor	164.19	1,767	
Externally			Forecourt Yard & 6 marked car parking spaces



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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, Howdens, Brunswick Garage and a number of other trade counters, wholesalers, distributors and industrial occupiers.

New Southgate is a residential suburb lying 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 Rail Station is also situated 0.5 miles (0.8km) from the subject property and provides regular services to Moorgate Station (travel time circa 28 minutes) and Finsbury Park Station (travel time circa 8 minutes).

2017 Rateable Value £71500.00

Estimated Rates Payable £35249 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 £2,400.23 for the year to March 2021.

Premium Nil

Terms Freehold for sale with vacant possession or new lease available on terms to be agreed.

The property is elected VAT and will therefore be payable on the price/rent and other relevant payments.

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/28923>
Offer Requirements
Energy Performance Certificate

Last Updated: 18 Jul 2022

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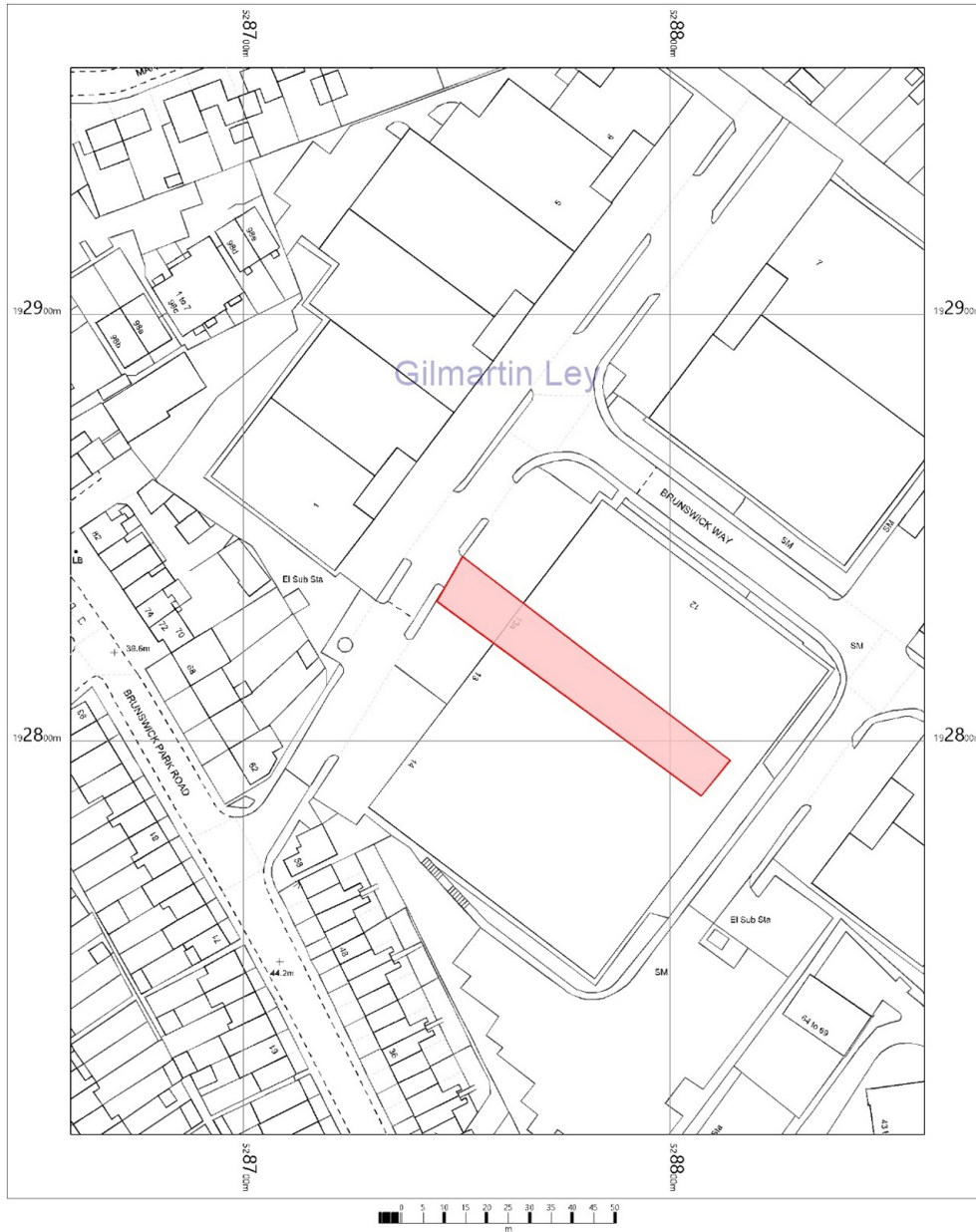
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Property Investment and Development Consultants
Commercial Estate Agents and Valuers
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Property Experts for North London

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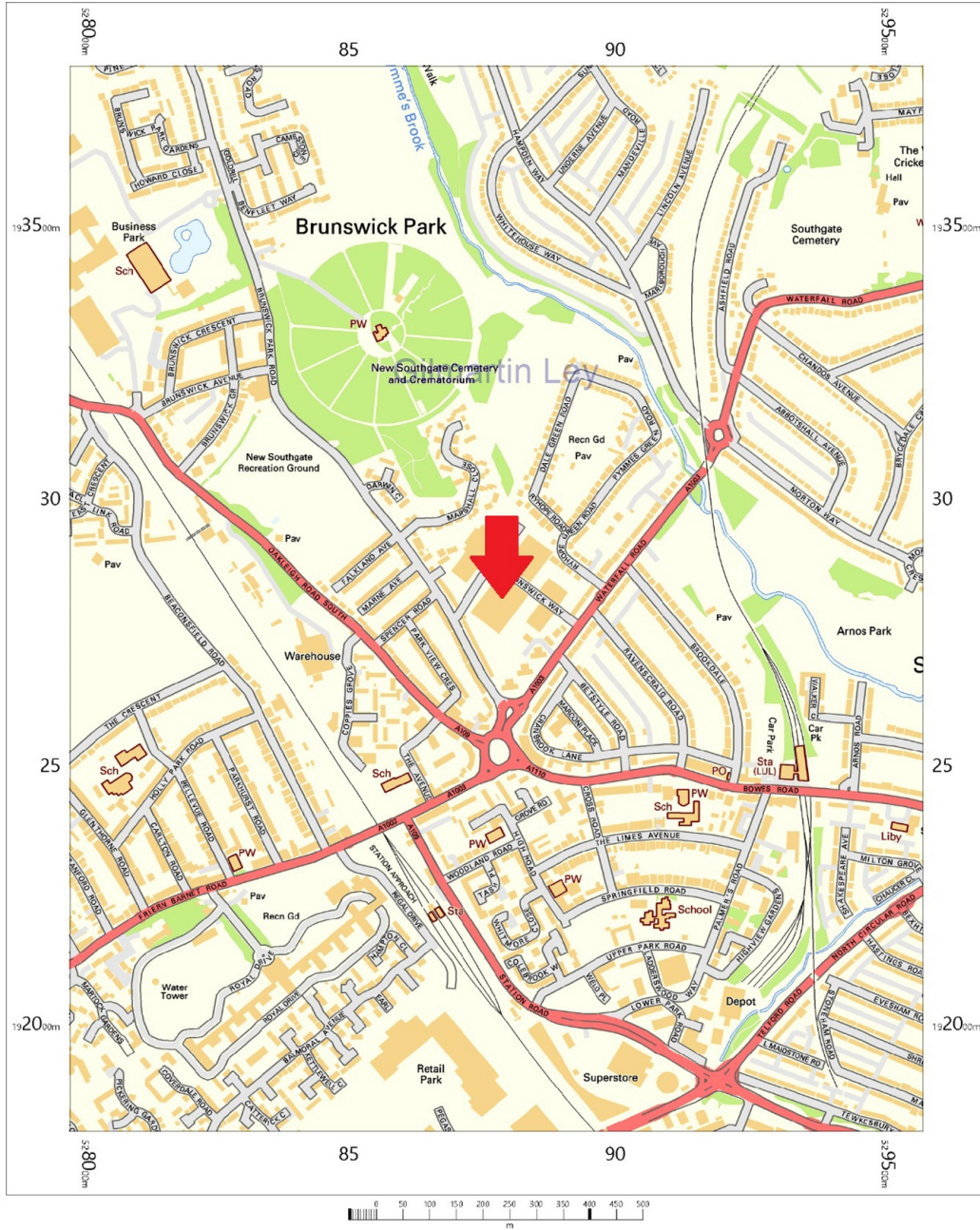
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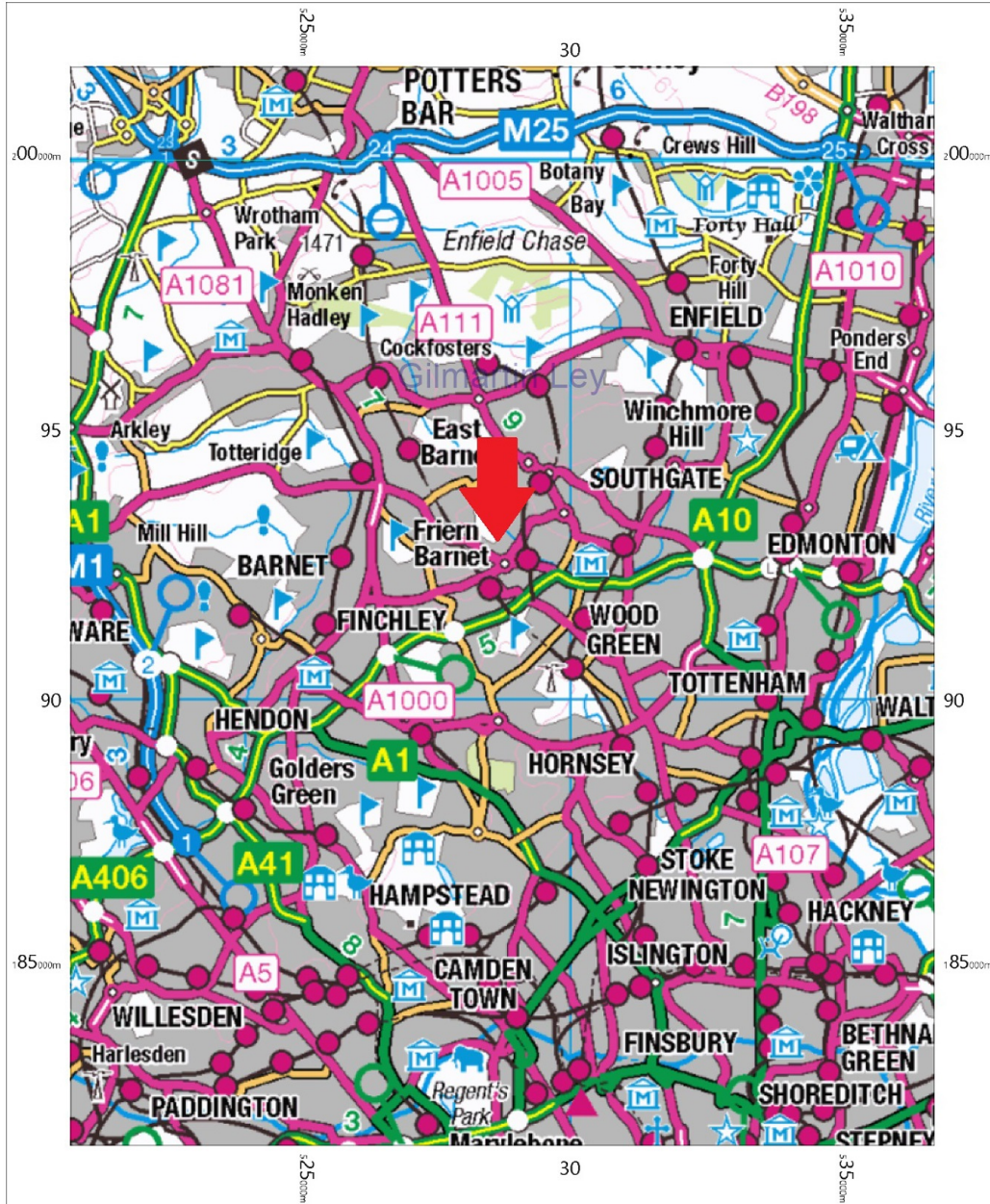
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