



GILMARTIN LEY

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

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



Area

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



Price / Rent

Guide price £2,600,000 subject to contract

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 a large ground floor showroom, a large first floor showroom, office accommodation, kitchens and WC facilities.

The property benefits from a 6.6 metre eaves height, rising to approximately 7.5m, three phase electricity, full height electrically operated loading door and parking for 6-8 cars, as well as excellent loading access.

The internal photos in these details are from 2022 and reflect the condition the property will be in when the lease is completed.

Please note: we are currently marketing the leasehold interest of the adjoining property, Unit 13, which has a gross internal area of 1390.48 sq.m (14,967 sq.ft) for a separate client. Please call us if you have larger space requirements.

Key considerations:

- > Freehold for sale or new lease available
- > Established and popular Industrial / trade counter estate
- > Gross Internal Area: 885.99 sq.m. (9,536 sq.ft.)
- > Forecourt yard and parking for 6-8 cars
- > 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)
- > Adjacent Unit 13, which has a Gross Internal Area of 1390.48 sq.m (14,967 sq.ft) is also currently available to let

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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	721.80	7,769	Warehouse/Storage, showroom and WC facilities.
First / Mezzanine Floor	164.19	1,767	Showroom, offices, kitchen and WC facilities.
Externally			Forecourt Yard & 6 marked car parking spaces

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).

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 £4,636.92 for the year to March 2025. A copy of the latest service charge information is available to download from our website.

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/32930>
Offer Requirements Document
Service charge details
Energy Performance Certificate

Last Updated:

11 Nov 2025

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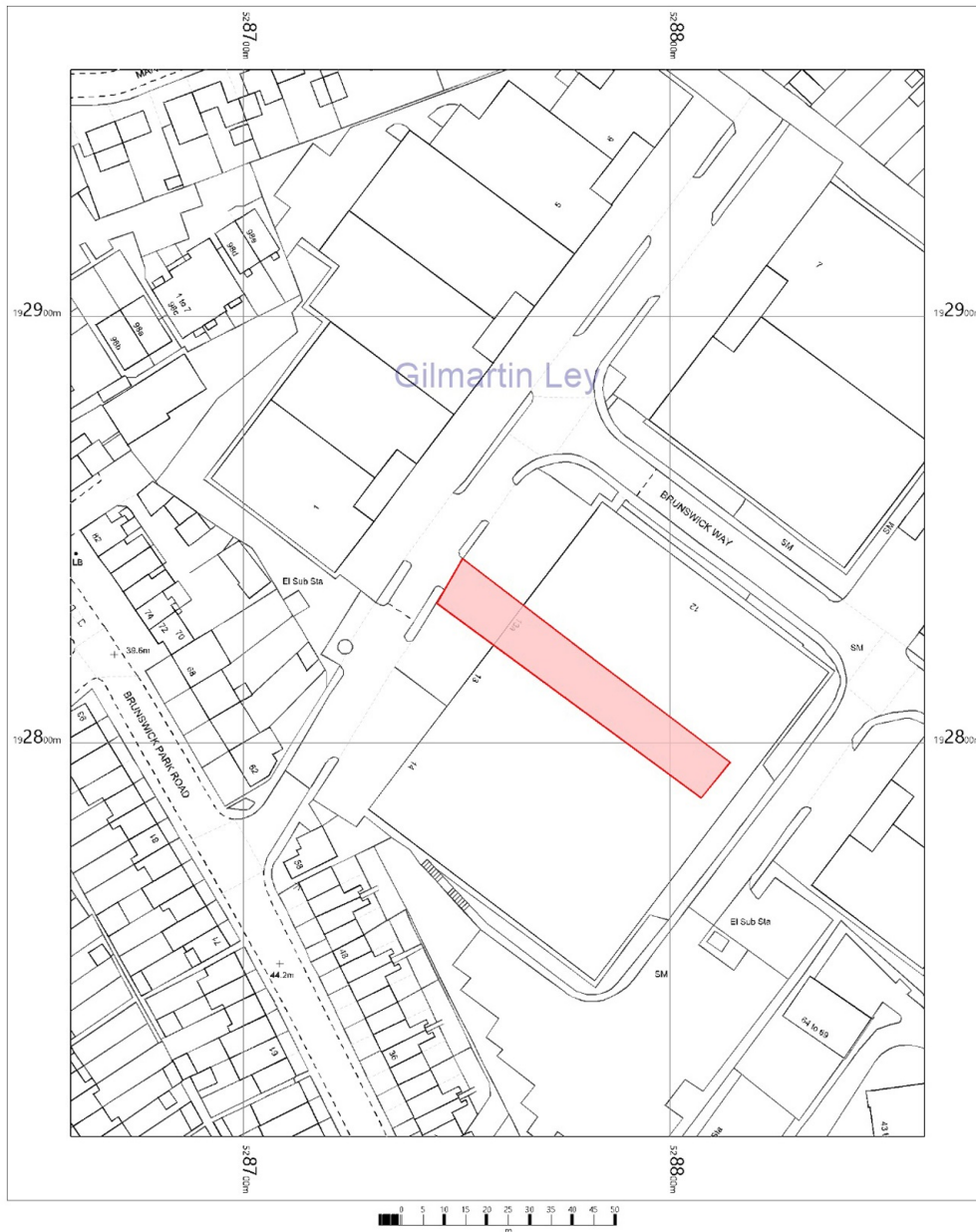
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Our ref: 32930

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OS MasterMap 1250/2500/10000 scale
Thursday, March 3, 2022, ID: CM-01023685
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1:1250 scale print at A4, Centre: 528760 E, 192833 N

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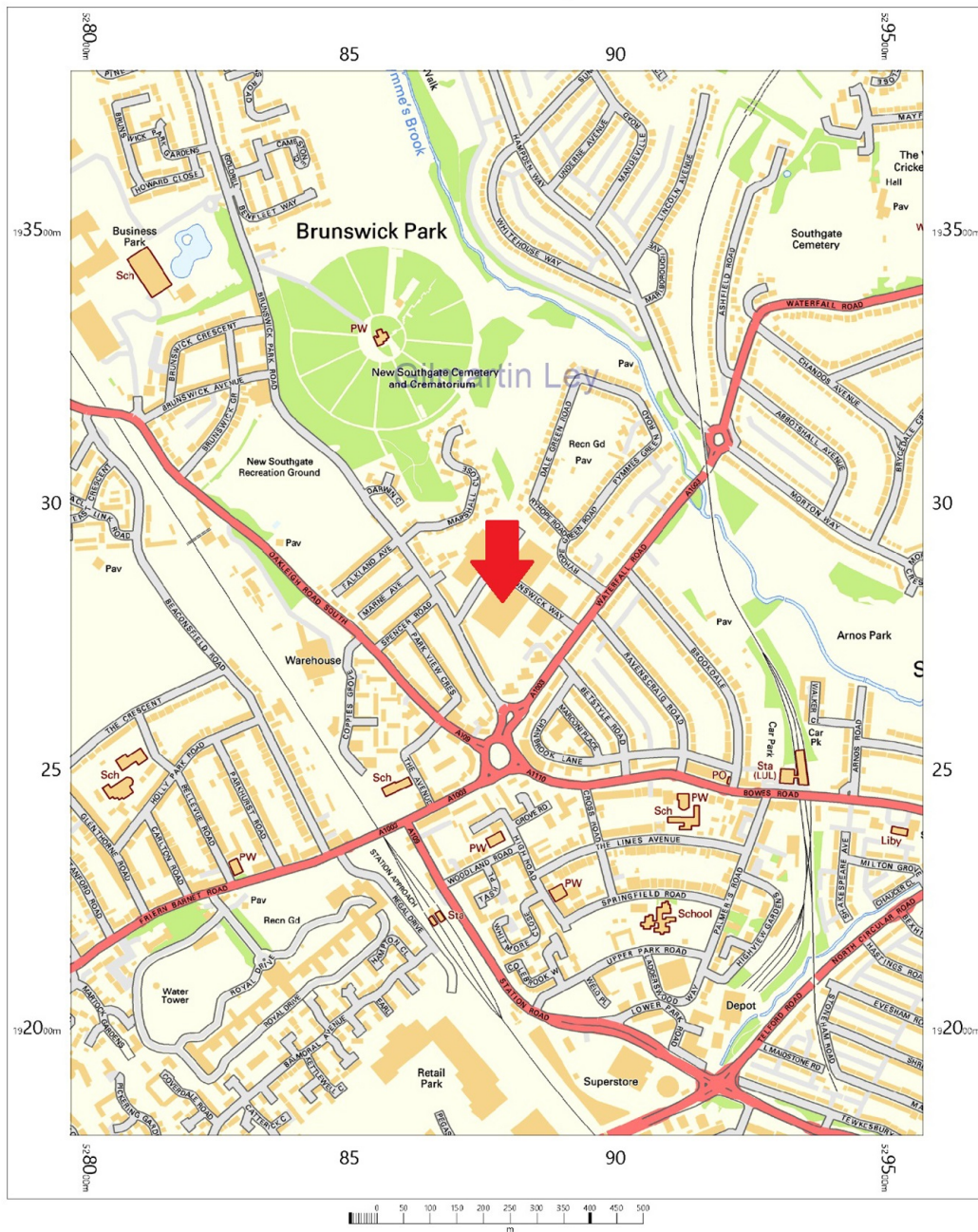


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OS Streetview
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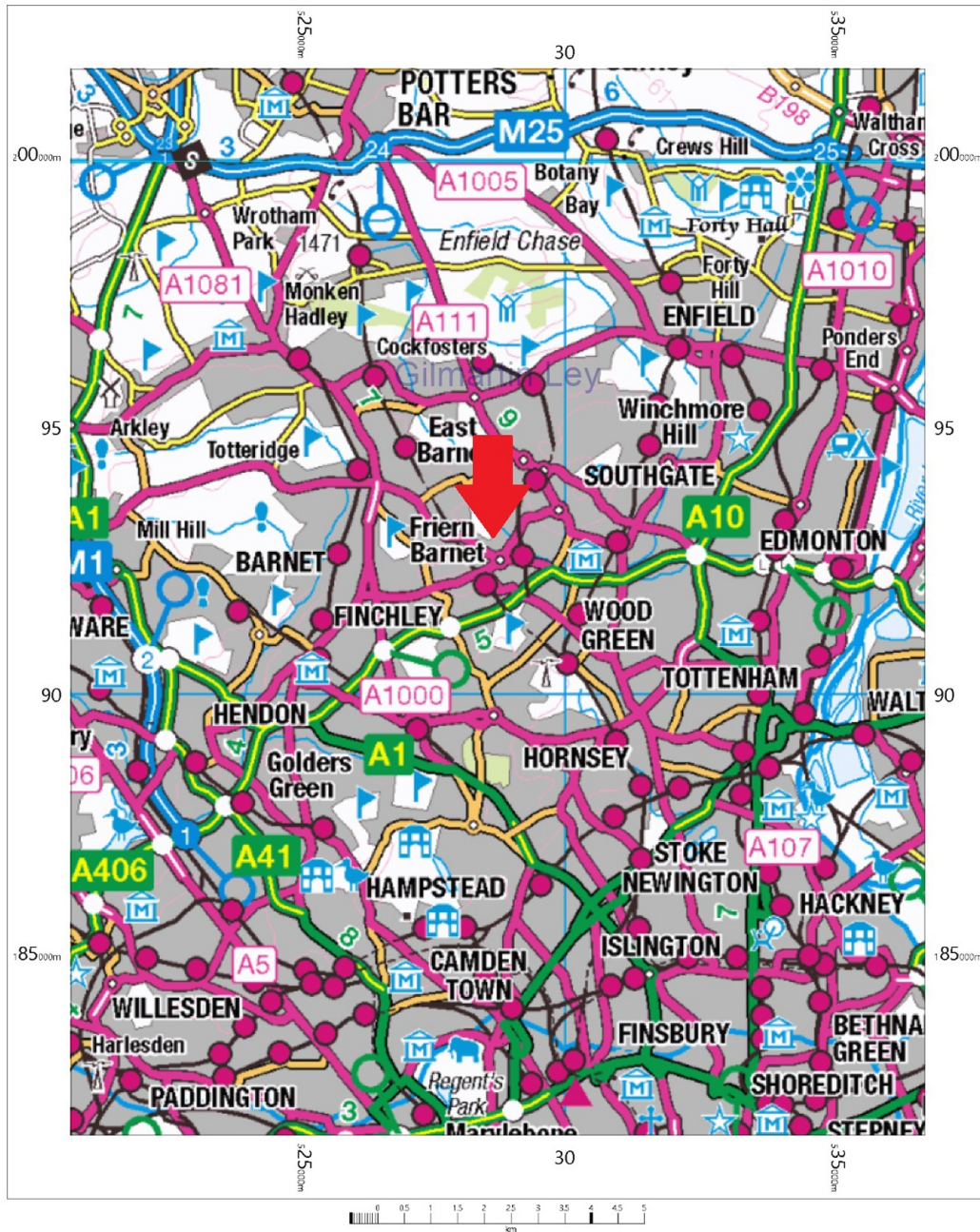
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