



GILMARTIN LEY

Grade A Office Building To Let - London N11

Bounds Green / Arnos Grove / New Southgate Stations: 0.85km

**Unit 4 Horizon Trade Park,
Bounds Green,
LONDON, N11 2NW**



Area

Gross Internal Area: 741 sq.m. (7,977 sq.ft.)

Rent

£160,000 per annum (approx. £13,333 monthly) subject to contract



Property Description

The property comprises a steel portal frame industrial warehouse building which has been extensively renovated to provide grade A office accommodation.

The accommodation provides a mixture of open plan and cellular office space with private offices, meeting rooms, conference rooms, server rooms, storage, a generous canteen/breakout room and WCs on each floor.

The quality of the fit out is excellent throughout with the property benefiting from carpeted flooring, air conditioning, Cat 5 cabling, raised floors, LED lighting and double glazing.

The building occupies a secure site, accessed via a gated entrance to a yard area, providing parking provision for at least 8 vehicles.

Key considerations:

- > High quality, Grade A office accommodation
- > New lease on terms to be agreed
- > Vacant possession 1st April 2027 or potentially sooner by negotiation
- > Gross Internal Area: 741.14 sq.m. (7,978 sq.ft.)
- > Secure yard with parking for at least 8 vehicles
- > Energy Performance Rating B
- > Suitable for a variety of uses STPP
- > Excellent communications via road and rail
- > A406 North Circular Road: 275m
- > New Southgate Rail Station (Great Northern Line): 850m
- > Arnos Grove and Bounds Green London Underground Stations (Piccadilly Line): 850m



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Accommodation

Gross Internal Area: 741 sq.m. (7,977 sq.ft.)

Areas	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	310	3,336	Predominantly open plan office space, along with generous canteen/kitchen/breakout room, three private office rooms, store and WCs.
First Floor	431.14	4,640	Cellular offices providing conference, training and server rooms, along with WCs.
Externally			Car parking / yard area with 8 marked car parking spaces.

Property Location

Unit 4 Horizon Trade Park is located on the south side of Ring Way, the main access road for the Bounds Green Industrial Estate, forming part of a larger business area characterised by offices, warehouses, open storage yards, self storage facilities and car dealerships.

Local occupiers include Aldi, Builder Depot, B&M, national car dealerships (Volkswagen and BYD), Topps Tiles, Premier Inn and Anytime Fitness, as well as a number of retailers, industrial manufacturers and office occupiers. Further retailers can be found at the nearby Friern Barnet Retail Park which include Dunelm, Currys, Sports Direct, McDonalds and Costa Coffee.

Being located immediately south of the intersection of the A406 North Circular Road and A109 Bounds Green Road the property has excellent road communications and benefits from rapid connections around London and to the wider national motorway network.

Public transport is also well provided for. There are three stations located within 850m of the property: Arnos Grove and Bounds Green London Underground Stations (Piccadilly Line) to the north and east respectively and New Southgate Rail Station, providing regular services to Moorgate Station (travel time circa 28 minutes) and Finsbury Park Station (travel time circa 8 minutes), located to the north-east.

2023 Rateable Value £135000.00

Estimated Rates Payable £66555 per annum

Service Charge p.a. n/a

Premium Nil

Terms Available on a new fully repairing and insuring lease on terms to be agreed.

The property is elected for VAT

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

Local Authority: London Borough of Haringey

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

<https://www.gilmartinley.co.uk/properties/to-rent/offices/bounds-green/london/n11/33756>

Our ref: 33756

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Further information at: <https://www.gilmartinley.co.uk/properties/33756>
Energy Performance Certificate
First Floor Plan
Ground Floor Plan
Offer Requirements Document

Last Updated: 04 Aug 2026

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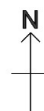
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Unit 4 Horizon Trade Pk, N11 2NW



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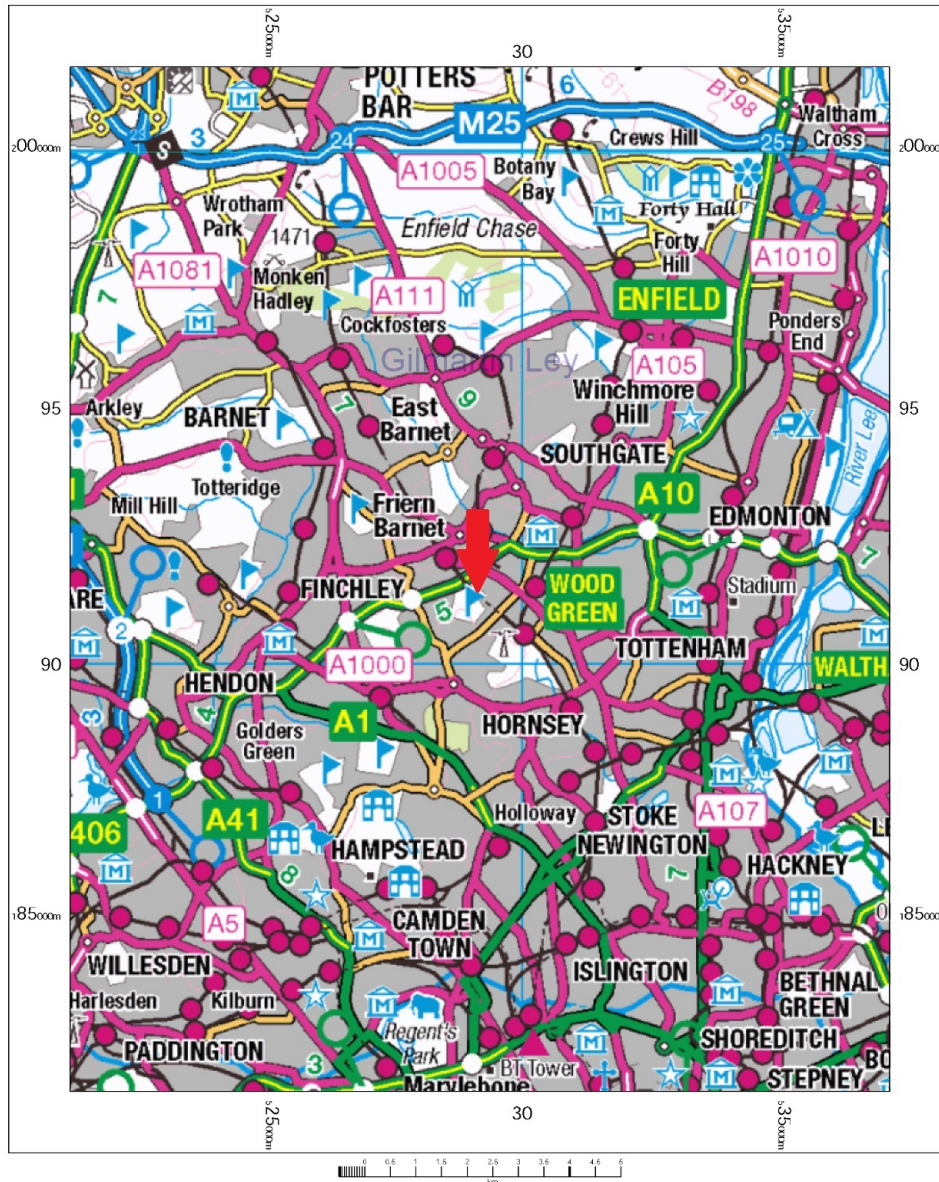


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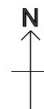
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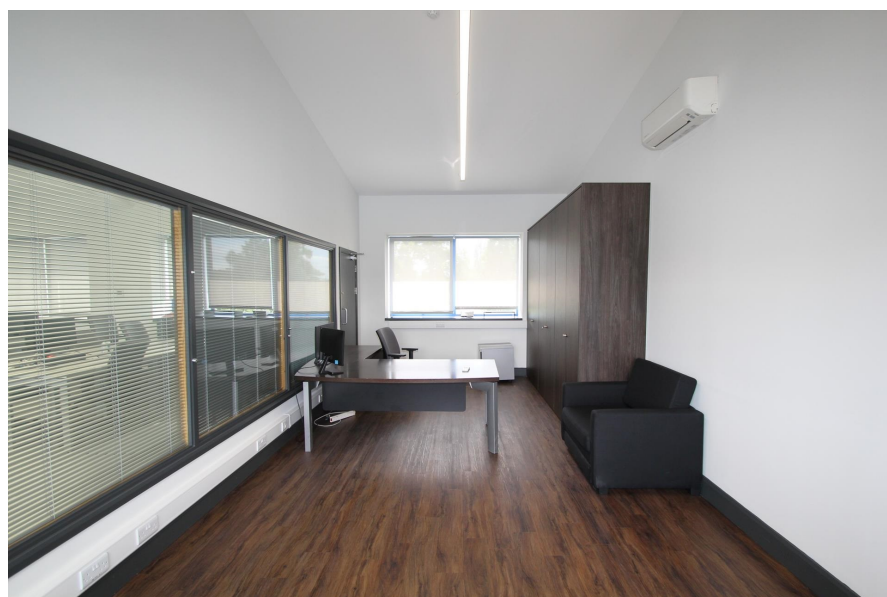
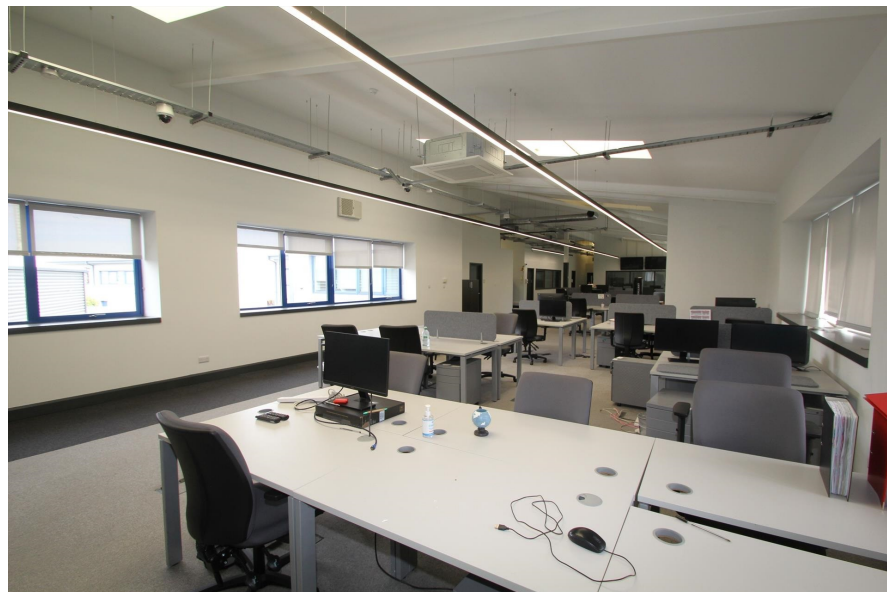
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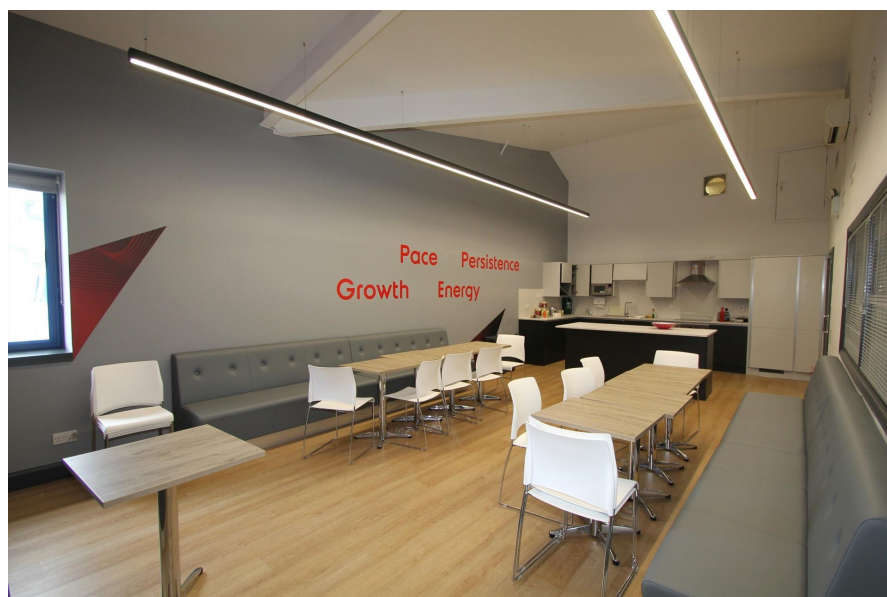
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