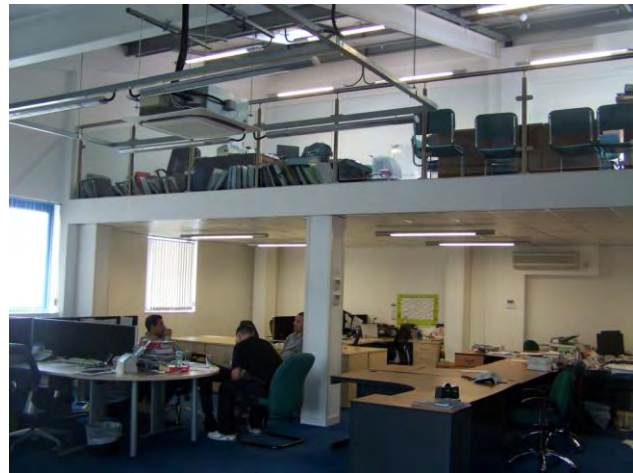


TO LET OFFICE SUITE

259.74 SQ M (2,796 SQ FT)



**1 GATEWAY MEWS
RINGWAY, BOUNDS GREEN
N11 2UT**

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

1 GATEWAY MEWS, RINGWAY, BOUNDS GREEN, N11 2UT

DESCRIPTION & SITUATION The premises comprise the first floor and galleried area of a modern office building constructed in 2008 and the unit forms part of a gated community of similar office buildings occupied by professional and business uses.

The location in Bounds Green is the Ringway which is located just off Bounds Green Road virtually at the crossroads with the A406 North Circular Road. Provides excellent access westwards towards the A40/M1 and eastwards towards the A10, M11 and thereafter the A13/M25. Bounds Green (Piccadilly line) New Southgate (Mainline) and Bowes Park (Mainline) are within walking distance offering ease of access into central London and other parts of North London and Hertfordshire.

- FEATURES**
- EXCELLENT MODERN OFFICE SUITE
 - COMFORT COOLING/HEATING
 - SUSPENDED CEILING WITH CATEGORY TWO LIGHTING
 - CARPETING THROUGHOUT
 - GOOD NATURAL LIGHT

FLOOR AREAS Floor areas are approximate only.

	(sq m)	sq ft
First Floor (gross external area)	193.51 sq m	2,083 sq ft
Gallery (net internal area)	66.23 sq m	713 sq ft
Total Area	259.74 sq m	2,796 sq ft

TERMS To be let on a new fully repairing and insuring lease for a term to be agreed. The tenant will pay a proportion of the service charge/rates/insurance based on a percentage floor area basis.

RENT £42,000 per annum exclusive (VAT may be applicable)
SUBJECT TO CONTRACT

RATES To be advised

LEGAL COSTS Both parties' legal costs are to be borne by the ingoing tenant.

VIEWING Strictly by appointment through
BOWYER BRYCE
Ian Stewart
020 8370 2534
Ref: 011944 ian.stewart@bowyerbryce.co.uk

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).