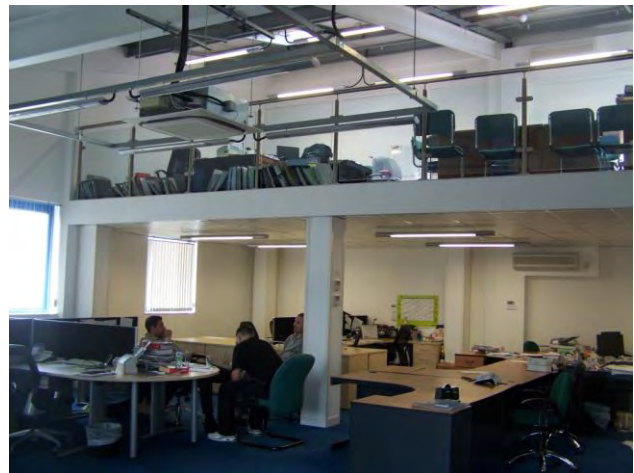


**TO LET**  
**OFFICE SUITES**  
**259.74 SQ M (2,796 SQ FT)**  
**TO**  
**453.25 SQ M (4,879 SQ FT)**



**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 a modern office building built on 3 floors 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**
- AVAILABLE IN PART OR THE WHOLE BUILDING
  - EXCELLENT MODERN OFFICES
  - COMFORT COOLING/HEATING
  - SUSPENDED CEILING WITH CATEGORY TWO LIGHTING
  - CARPETING THROUGHOUT
  - GOOD NATURAL LIGHT
  - CAR PARKING

**FLOOR AREAS** Floor areas are approximate only.

	(sq m)	sq ft
Ground (gross external area)	193.51 sq m	2,083 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
<b>Total Area</b>	<b>453.23 sq m</b>	<b>4,879 sq ft</b>

**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** £12.50 per sq ft 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  
Paul Quy  
020 8370 2539  
[paul.quy@bowyerbryce.co.uk](mailto:paul.quy@bowyerbryce.co.uk)

Ref: 011944

## 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).