

TO LET

INDUSTRIAL/Warehouse

Approx. 3,021 sq ft (280.66 sq m)

(Additional Space Available if Required)



**Unit A, Ground and Lower Ground Floors
Queens Road Estate, Queens Road
Barnet EN5 4DL**

- Traditional Workshop Space
- Economic Rent
- 3 Phase Power
- Parking Available

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



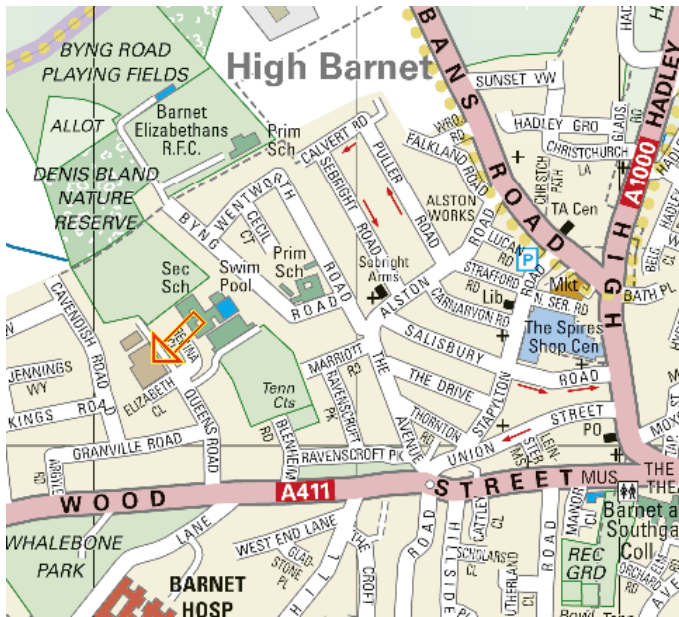
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Description

This traditional older style workshop premises is broadly arranged in 4 rooms ideal for production and storage over ground and lower ground floors.

Location

Queens Road Estate is found at the northern end of Queens Road, a few yards from the junction of Queens Road and A411 Barnet Road providing ease of access to the A1 Barnet By Pass Road linking with the M1. Barnets shopping area is close by as is the High Barnet underground station (Northern Line)



Energy Performance Certificate (EPC)

Rating: TBA

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground Floor Industrial	2,287	212.45
Lower Ground Industrial	734	68.21
Total	3021	280.66

Note: Further space available if required.

Terms

The property is available on a new lease for a term from one year up to 5 years outside the L&T Act.

Price

£ 22,660 pa exclusive (ie £7.50 per sq ft overall)

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value TBA
Rates payable £ TBA

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce or our joint agent, Martyn Gerrard Commercial, Contact Gary Hare 07469 353108.

Property Ref:

Contact



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