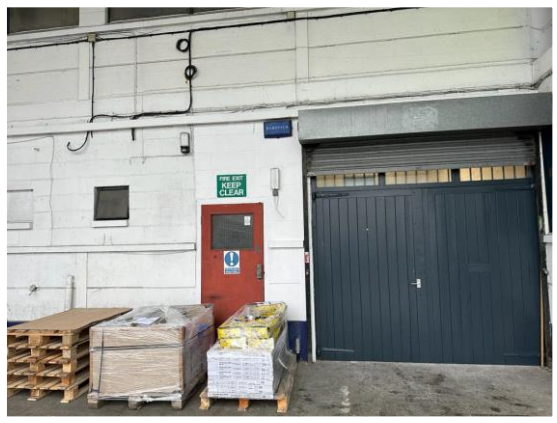


# TO LET

UNIT C2D BOUNDS GREEN  
INDUSTRIAL ESTATE,  
SOUTH WAY, N11 2UD



## 1,689 Sq ft Light Industrial Unit To Let

0.1 Miles from Bounds Green Underground Station

### | Key Features

- Large Estate with 52 units ranging from 600 sqft to 7,000 sqft
- Direct access to the A406 North Circular
- Three phase power
- Roller shutter
- 24 hour access

For further information, please contact:

  
**david charles**  
property consultants

George Moriarty - 020 8429 9003  
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[davidcharles.co.uk](http://davidcharles.co.uk)

# TO LET

## UNIT C2D BOUNDS GREEN INDUSTRIAL ESTATE, SOUTH WAY, N11 2UD

### Warehouse Unit

#### Location

The unit is located in Bounds Green Industrial Estate which has the benefit of direct access to the A406 North Circular and is within walking distance (0.6 miles) of Bounds Green Tube Station which is served by the Piccadilly Line.

#### Description

The unit comprises of recently refurbished first floor warehouse space. There is a toilet to the back of the property and a communal staircase which accesses the ground floor unit. The property benefits from 3 phase power, parking to the front and energy efficient lighting.

#### Floor Areas

1,689 Sq ft / 156 Sq m

#### Rent

£28,713.00 + VAT per annum

#### Business Rates

All prospective tenants should make their own enquires with the local authority to establish the potential rates liable for the unit.

#### Viewings

Strictly through appointments with sole agents only:-

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