

UNIT 7

FINCHLEY INDUSTRIAL ESTATE

879 High Road, North Finchley
London N12 8QA

AVAILABLE TO LET



6,779 Sq ft (629.79 Sq m)

PROMINENT TRADE / INDUSTRIAL WAREHOUSE

Industrial / trade warehouse opportunity
to be refurbished. Prominently
positioned on one of North London's most
established trade estates.

ADJACENT
OCCUPIERS

 **HOWDENS**

SCREWFIX

TOOLSTATION

WOLSELEY 

C E F



Established
trade estate



Clear height:
approx. 5.83 m



Flexible
under-croft



Three-phase
power



6,779 sq ft
(629.79 sq m)



To be
refurbished



Prominent
end-of-terrace
position



Gas, water and
waste services



12 dedicated
parking spaces



Separate
loading area



Single ground
level loading
door



First floor
offices



ESTABLISHED TRADE COUNTER LOCATION

Unit 7 occupies a prominent end-of-terrace position at the entrance to the well-established Finchley Industrial Estate, providing high-quality warehouse accommodation with first floor offices, generous parking and dedicated loading.

Currently undergoing refurbishment, the unit offers an excellent opportunity for trade counter, warehouse, distribution and light industrial occupiers seeking a highly accessible North London location.

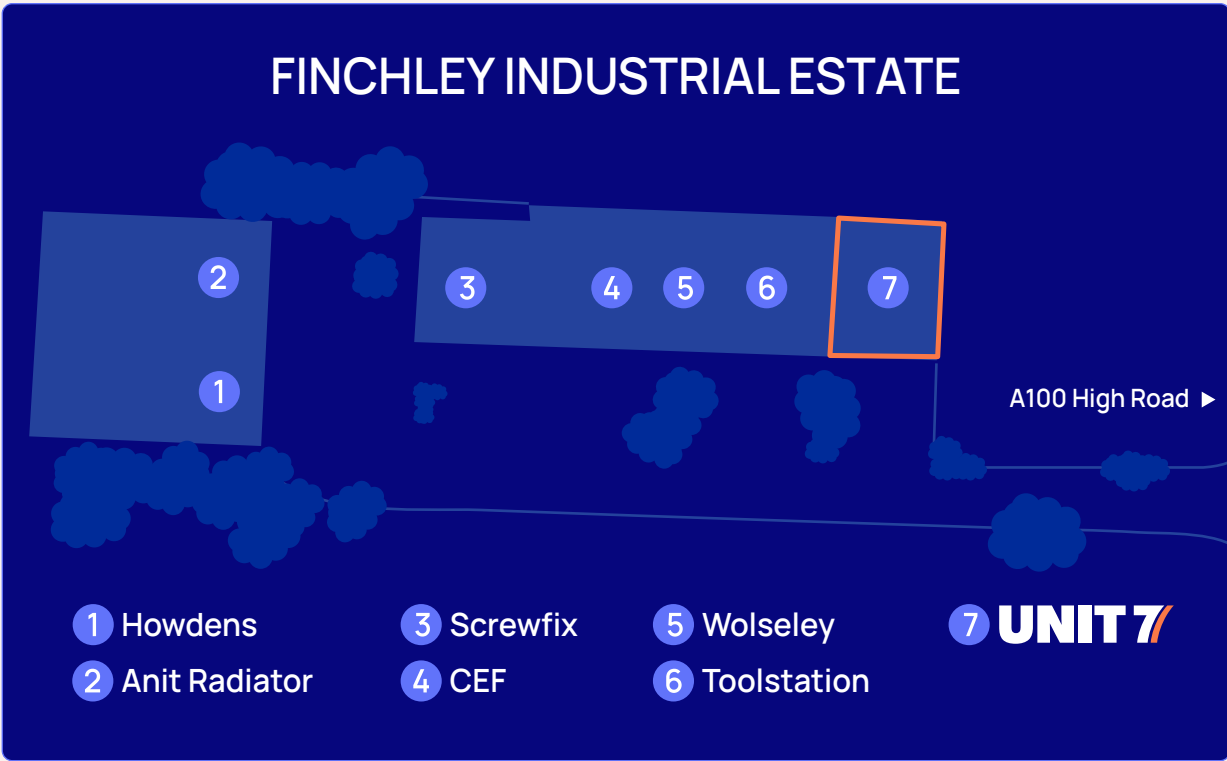
Situated immediately off the A1000 High Road, the estate benefits from excellent road connectivity to the A406 North Circular Road, A1(M) and M25 whilst Woodside Park Underground Station is within easy walking distance.

DESIGNED FOR MODERN INDUSTRIAL OCCUPIERS

The property comprises a steel portal frame warehouse with brick and profile metal clad elevations beneath a pitched roof.

The accommodation provides clear, warehouse space together with a flexible under-croft and first floor office accommodation accessed via a dedicated pedestrian entrance and reception area.

The unit is well suited to a wide range of industrial, warehouse, logistics and trade counter occupiers.



UNIT 7

ACCOMMODATION (GEA)	SQ FT	SQ M
Ground Floor Warehouse	5,676	527.32
First Floor Offices	1,103	102.47
TOTAL	6,779	629.79

EXCELLENT CONNECTIONS

Well positioned for fast access to Central London, the M25 and key destinations across the South East and the wider UK.

DESTINATION	DISTANCE	TIME
London Central	9 miles	30 mins
Heathrow Airport	21 miles	40 mins
Luton Airport	20 miles	30 mins
Milton Keynes	46 miles	50 mins
Birmingham	115 miles	150 mins
M1 (J2)	3 miles	10 mins
M1 (J1)	5 miles	15 mins





EXCELLENT NORTH LONDON LOCATION

Finchley Industrial Estate occupies a prominent position in North Finchley, with excellent local road links, Underground connections and a wide range of nearby amenities.

DESTINATION	DISTANCE	TIME
 A406 N. Circular Rd.	4.4 miles	 12 mins
 A1 (M)/M25 (J23)	5.4 miles	 15 mins
 Woodside Park	0.4 miles	 7 mins
 Totteridge & Whetstone	0.8 miles	 15 mins
 West Finchley	0.9 miles	 16 mins
 Oakleigh Park	1.5 miles	 36 mins
 New Southgate	1.9 miles	 45 mins

AVAILABLE TO LET

The property is available by way of a new full repairing and insuring lease direct from the landlord on terms to be agreed.

RENT

£180,000 per annum

BUSINESS RATES

Rateable information available from the Valuation. Office Agency.

Rates payable (2026/27): £45,360 per annum

VOA Reference: 22400087910086

SERVICE CHARGE

Further information available upon request.

VIEWING

Strictly by appointment through the joint letting agents.



CONTACT



020 7629 8171
knightfrank.co.uk

Nick Train

07484 498 744

Nick.Train@knightfrank.com

Gus Haslam

07885 596 877

Gus.Haslam@knightfrank.com



www.grantmillswood.com
020 7629 8501

Jonathan Hay

07798 605 532

jonathanh@grantmillswood.com

Fabian Stuart Smith

07494 474 190

fabians@grantmillswood.com