

UNIT 3  
**BITTERN PLACE**

WOOD GREEN | LONDON | N22 6TP

To Let Fully Refurbished

Modern warehouse unit with offices

**6,600 sq ft (613 sq m)**



Secure modern estate



Strong rail/road connectivity



6 parking spaces

## Features

### WAREHOUSE

- Clear span space
- 5.8m clear height (maximum)
- Roller shutter loading door
- 3 phase electricity & gas supply
- 6 Parking spaces
- High bay lighting

### OFFICES

- Cat 3 lighting
- Perimeter trunking
- Convecter heating
- WC's on ground and first floor

## Communications

Central London 27 mins (7.5 miles)

M1 (J1) 15 mins (7 miles)

M11 (J4) 17 mins (9.5 miles)

M25 (J25) 19 mins (7.5 miles)

Approximate travel times by car and distances

## Accommodation

| Floor       | Sq ft | Sq m |
|-------------|-------|------|
| Warehouse   | 5,450 | 506  |
| Offices     | 1,150 | 107  |
| Total (GIA) | 6,600 | 613  |

On behalf of:



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## Description

Bittern Place comprises 4 modern warehouse units. Unit 3, which has recently been fully refurbished, is a semi-detached unit of steel frame construction with brickwork on two elevations and glazing to the front elevation.

The unit provides clear span open warehouse space with excellent natural light being accessed via a roller shutter door and first floor offices with a separate personnel entrance.



## EPC

EPC rating to be assessed.

## Terms

The unit is available on a new FRI lease for a term by negotiation.

## Rent

Upon application.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.

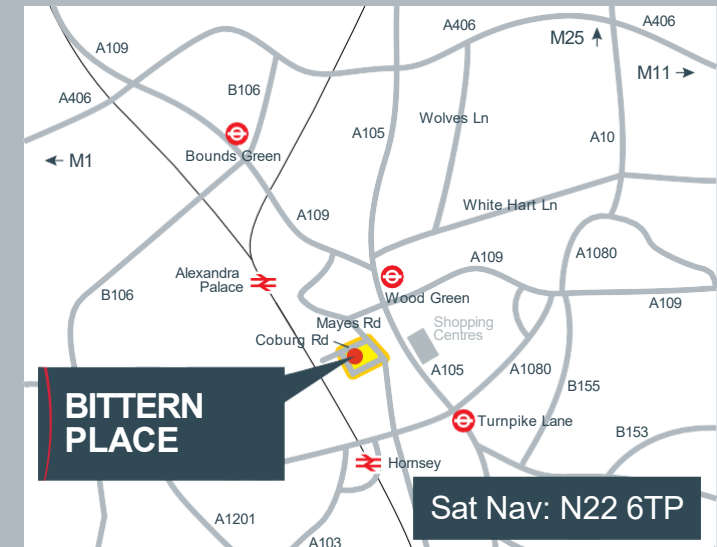
## Legal Costs

Each party to bear their own legal costs.

## Location

Bittern Place is located off Coburg Road, which links with Mayes Road to the east. The A105 High Road and Bounds Green Road provide access to the A406 North Circular 1 mile to the north.

Public transport is excellent with the area being served by Wood Green and Turnpike Lane Underground Stations (Zone 3), with Alexandra Palace and Hornsey Overground Stations being nearby.



## Viewing

For an appointment to view or for further information contact the joint agents:



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