

UNITS 1, 2 & 4
BITTERN PLACE

WOOD GREEN | LONDON | N22 6TP

To Let

Modern warehouse units with offices
5,755-14,316 sq ft (535 - 1,330 sq m)

Fully Refurbished



 Secure modern estate

 Strong road/rail connectivity

 Walking distance to Wood Green
Underground Station (Piccadilly Line)

Bittern Place is located off Coburg Road, which links with Mayes Road to the east. The A105 (High Road) and A109 (Bounds Green Road) provide access to the A406 (North Circular Road) which is 1 mile to the north. Public transport is excellent with both Wood Green and Turnpike Lane Underground Stations (Piccadilly Line) within walking distance. Alexandra Palace and Hornsey Overground Stations are also nearby.



Description

Bittern Place comprises 4 modern warehouse units of steel frame constructions with brick and glazed elevations on a secure gated estate. The fully refurbished units provide clear span open warehouse accommodation accessed via a full height roller shutter door. A separate personnel entrance provides access to the foyer and first floor offices. Externally there are loading areas and demised car parking spaces.

Terms

The units are available on new FRI leases for a term by negotiation.

Rent

Upon application.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

VAT

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

Legal Costs

Each party to bear their own legal costs.

EPC

Available upon request.

Anti Money Laundering

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.





Features

WAREHOUSE

- 5.8m clear height
- Full height roller shutter (W – 4.8 & H – 4.9m)
- Roof lights
- LED lighting
- 3 phase electricity supply
- Gas supply
- 6 parking spaces per unit
- Walk distance to Wood Green Underground Station (Piccadilly Line)

OFFICES

- WC's on ground and first floor
- AC/Convector heating
- LED strip lighting
- Perimeter trunking

Unit 1

Floor	Sq ft	Sq m
Warehouse	5,695	529.1
Ground Floor Office	351	32.6
First Floor Office	2,283	212.1
Total (GIA)	8,329	773.8

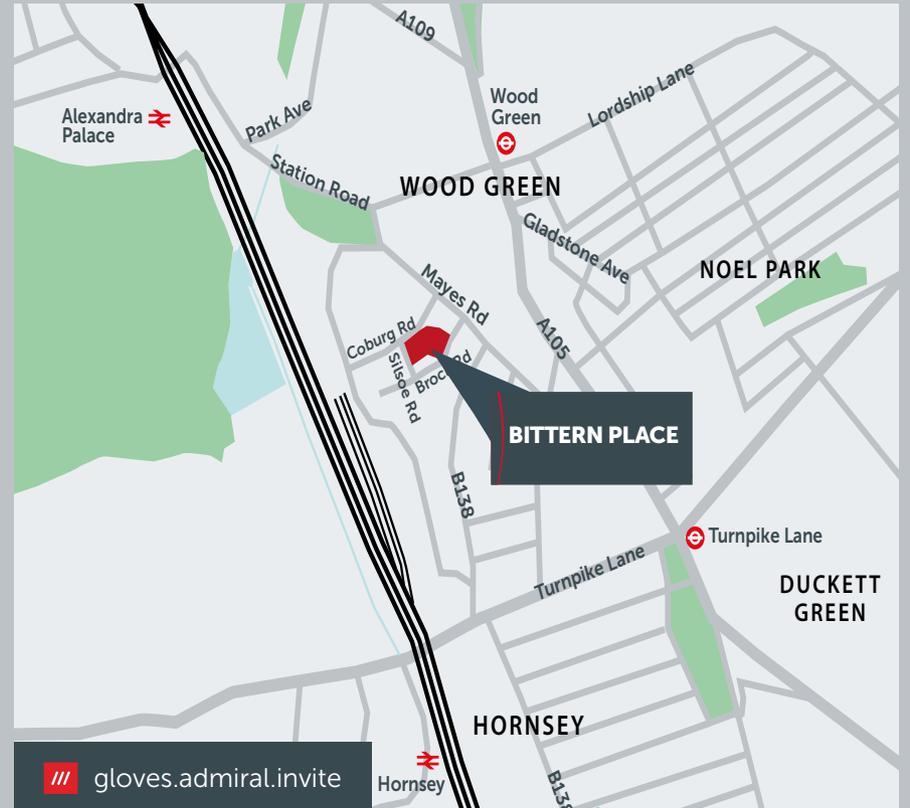
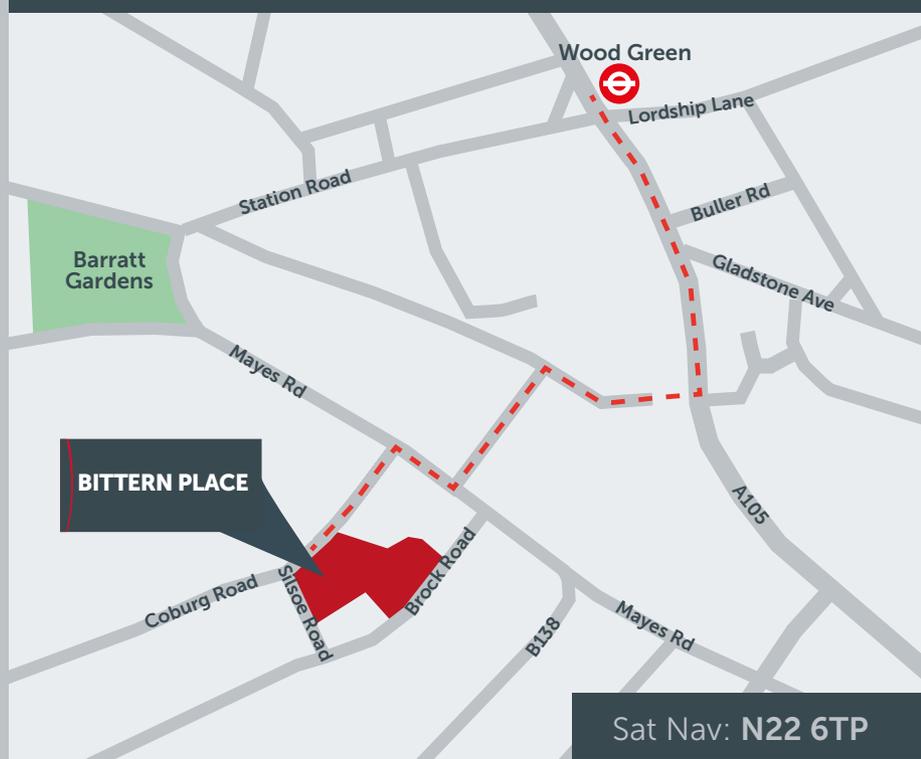
Unit 2

Floor	Sq ft	Sq m
Warehouse	3,333	309.6
Ground Floor Office	1,533	142.4
First Floor Office	1,121	104.1
Total (GIA)	5,987	556.1

Unit 4

Floor	Sq ft	Sq m
Warehouse	4,423	410.9
Ground Floor Office	196	18.2
First Floor Office	1,136	105.5
Total (GIA)	5,755	534.6

Only a 10 minute walk from Wood Green Underground Station



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

On behalf of

PALOMA
CAPITAL

Viewing

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



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