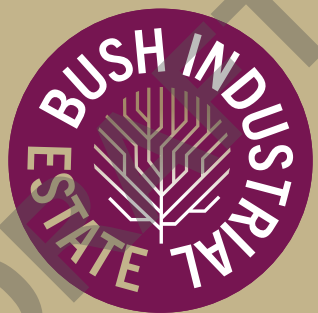




TUFNELL PARK LONDON N19

AVAILABLE TO LET
WAREHOUSE / TRADE UNITS

UNIT 2 - NOW LET

UNIT 6 - 8,268 SQ FT (768 SQ M)



UNIT 6 - AVAILABLE FROM Q4 2026
UNIT 2 - PRE-LET



TUFNELL PARK
LONDON N19

WAREHOUSE / TRADE UNITS
UNIT 2 - NOW LET
UNIT 6 - 8,268 SQ FT (768 SQ M)

CANARY WHARF

LONDON CITY CENTRE

THE SHARD

HOLLOWAY BUS GARAGE

WESTMINSTER

UNIT 6

UNIT 2

TUFNALL PARK 5 MINS →



TUFNELL PARK
LONDON N19

WAREHOUSE / TRADE UNITS
UNIT 2 - NOW LET
UNIT 6 - 8,268 SQ FT (768 SQ M)

DESCRIPTION

Bush industrial estate is located within Tuffnell Park which consists of 13 purpose built industrial trade counter units. The properties consist of steel portal frame construction with brick and blockwork infill and profiled steel cladding.



TO BE
REFURBISHED



GROUND AND FIRST
FLOOR OFFICES



1 LEVEL ACCESS
LOADING DOOR
PER UNIT



EAVES HEIGHT
OF 6M

ACCOMMODATION

UNIT	SIZE
UNIT 2	LET
UNIT 6	8,268 SQ FT



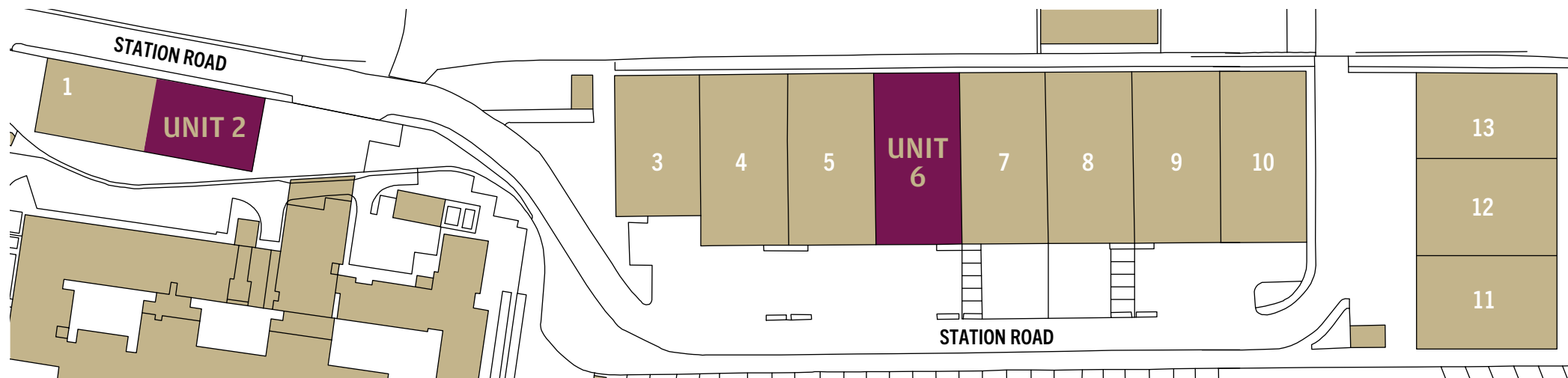
3 PHASE POWER



CAR PARKING



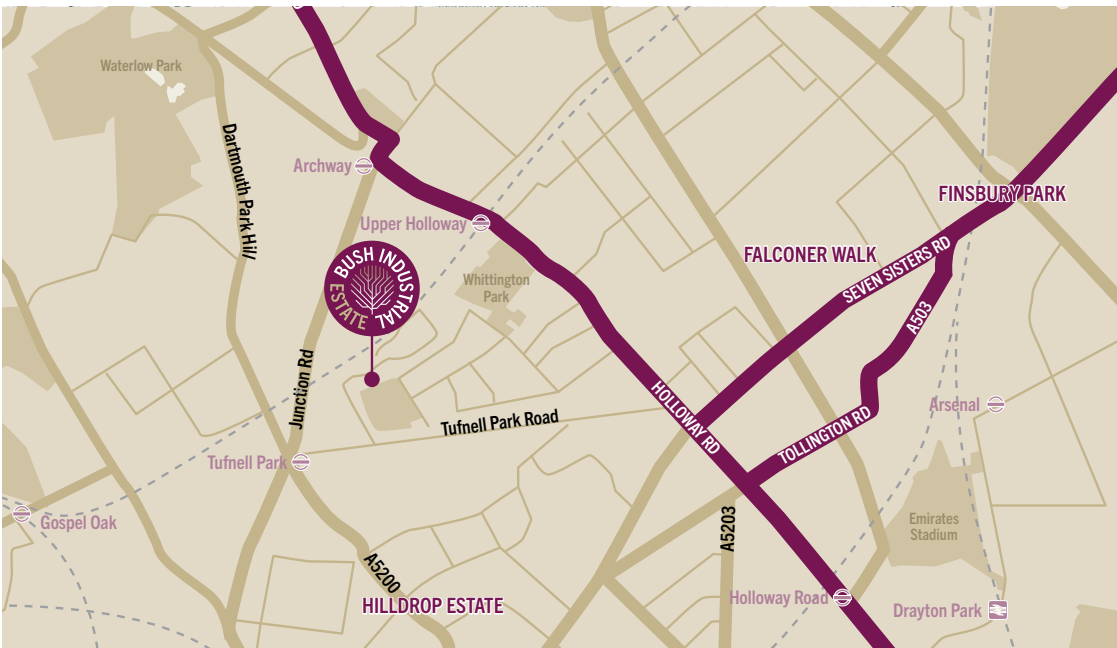
LOADING AREA



LOCATION

The industrial estate is located off the A400 Junction Road, which is 1 mile from the A1 north south thoroughfare, which links to the A406 North Circular.

The site benefits from being within walking distance from Tufnell Park Underground Station which includes the Northern Line.



M1
7 MILES

A1
1 MILE

LONDON
5 MILES

ARCHWAY
UNDERGROUND
STATION
1 MILE

M25
15 MILES



TUFNELL PARK
LONDON N19

WAREHOUSE / TRADE UNITS
UNIT 2 - NOW LET
UNIT 6 - 8,268 SQ FT (768 SQ M)



Indicative image



TUFNELL PARK
LONDON N19

WAREHOUSE / TRADE UNITS
UNIT 2 - NOW LET
UNIT 6 - 8,268 SQ FT (768 SQ M)



TERMS

The unit is available to let on a new full repairing and insuring basis for a term to be agreed.

LEGAL COSTS

Each party is responsible for their own legal and surveying costs.

EPC

Available on request.

RENT

Available on request.

For further information or to arrange a viewing please contact the agents:

IOLO MORGAN

iolo.morgan@realestate.bnpparibas
+44 (0) 7471 227 336

SAFFRON HARDING

saffron.harding@realestate.bnpparibas
+44 (0) 7786 419 663

CHLOE SWEETLAND

chloe.sweetland@nmrk.com
+44 (0) 7385 933 686

LIZZIE ELLIOT

lizzie.elliott@nmrk.com
+44 (0) 7827 250 026

The Agent(s) for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/ Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. May 2026. Designed and produced by Creativeworld. T: 01282 858200.



BNP PARIBAS
REAL ESTATE

NEWMARK