



4 DOWNLAND CLOSE

WHETSTONE, N20 9LB

FOREST
REAL ESTATE

TO LET

23,509 SQ FT

Self-Contained High-Bay Last-Mile Logistics Facility

Key Features

- Secure Gated Estate
- 50 KN/m UDL Floor Loading
- Constructed With Mobile Racking Layout
- 11.5m Eaves Height With Planning Consent For 19.4m
- Up To 15 Designated Parking If Taken With Offices Spaces
- Gated Secure Pathway To Totteridge & Whetstone Station Car Park
- Additional On Site Refurbished Offices Available Upon Request
- 11,000 ft² Yard
- LED Lighting
- Wide Level & Two Loading Dock Access

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Description

The accommodation comprises of a high bay last mile logistic unit on a secure gated estate. The unit is of steel portal frame construction with part brick and part profiled metal cladding elevations.

Unit 4 benefits from 11.5m eaves and two fixed dock level doors situated in a secure loading area and level roller shutter doors (5.2m height) with weather doors.

Location

Located in the London Borough of Barnet, situated in a well-established industrial location in the heart of North London just 11 miles from Central London 2.4 miles from the North Circular and 5 miles from J23 of the M25, which provides direct access to the North and the Home Counties.

Due to its location, the property is serviced by numerous bus routes along the High Road (A1000) and A5109. The property is also serviced by the Northern Line at Totteridge & Whetstone entrance which is 340m from the property.





Availability

Lease	New Lease
Rent	£423,162 per annum
Rates	To be re-assessed.
Service Charge	£8,000 per annum
VAT	Applicable
EPC	C (69)

Contact

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