

UNIT B2

39-43 GARMAN ROAD, LONDON, N17 0UL

FOREST
REAL ESTATE

TO LET

6,663 SQ FT

A Large Two Storey Warehouse Available On A New Lease

Key Features

- 3 Phase Power
- Electric Shutter
- Parking Space Included
- CCTV & Alarm
- 3 WCs & Shower Room
- Located Close To The North Circular Road (A406)
- Available Now
- Gas Central Heating

Unit B2, 39-43 Garman Road
London, N17 0UL



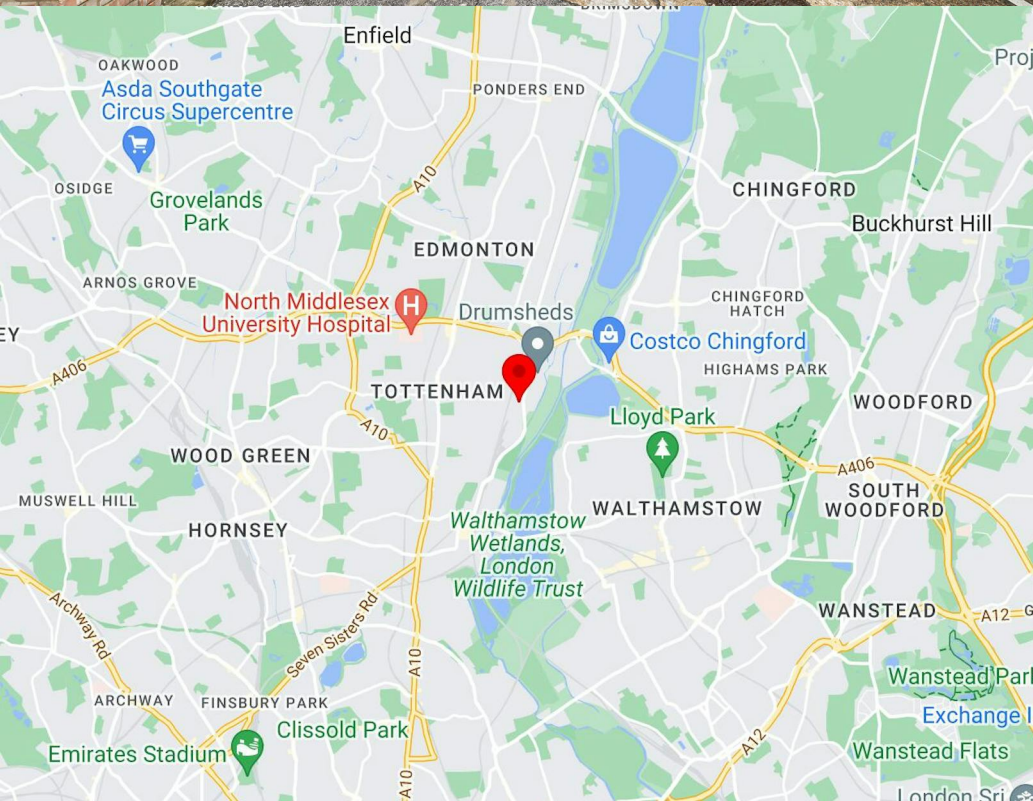


Description

Forest Real Estate are pleased to bring to the market this 2-Storey, detached, industrial unit, benefiting from large 1st floor offices, with pitched roof and 3m eaves height. Access through large electric shutters off of Garman Road. The property has a 3 phase power supply and is fitted with an alarm as well as CCTV. There is a great warehouse and office split which could serve multiple purposes as well as creative space!

Location

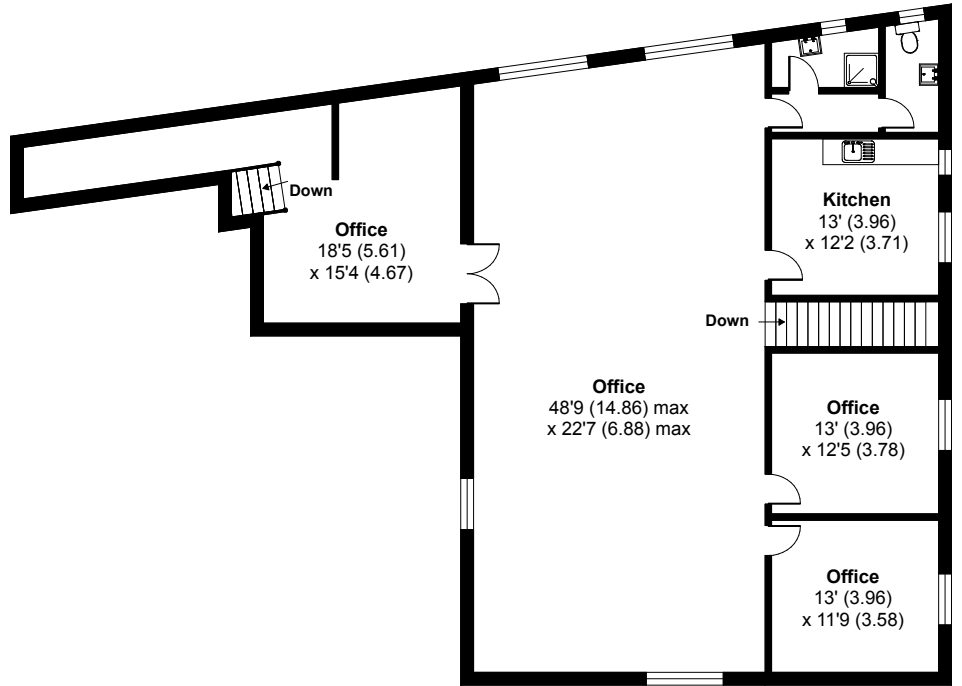
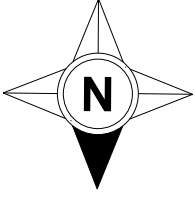
Located in a busy industrial area of North London less than half a mile from the North Circular (A406) and less than 3 miles from Great Cambridge Road (A10). Local occupiers include Travis Perkins and Tesco. The Warehouse is located just north of the London Transport Northumberland Park Depot, nearest station is Northumberland Park offering easy access into Central London. The property is within walking distance to the new Meridian Water Station.



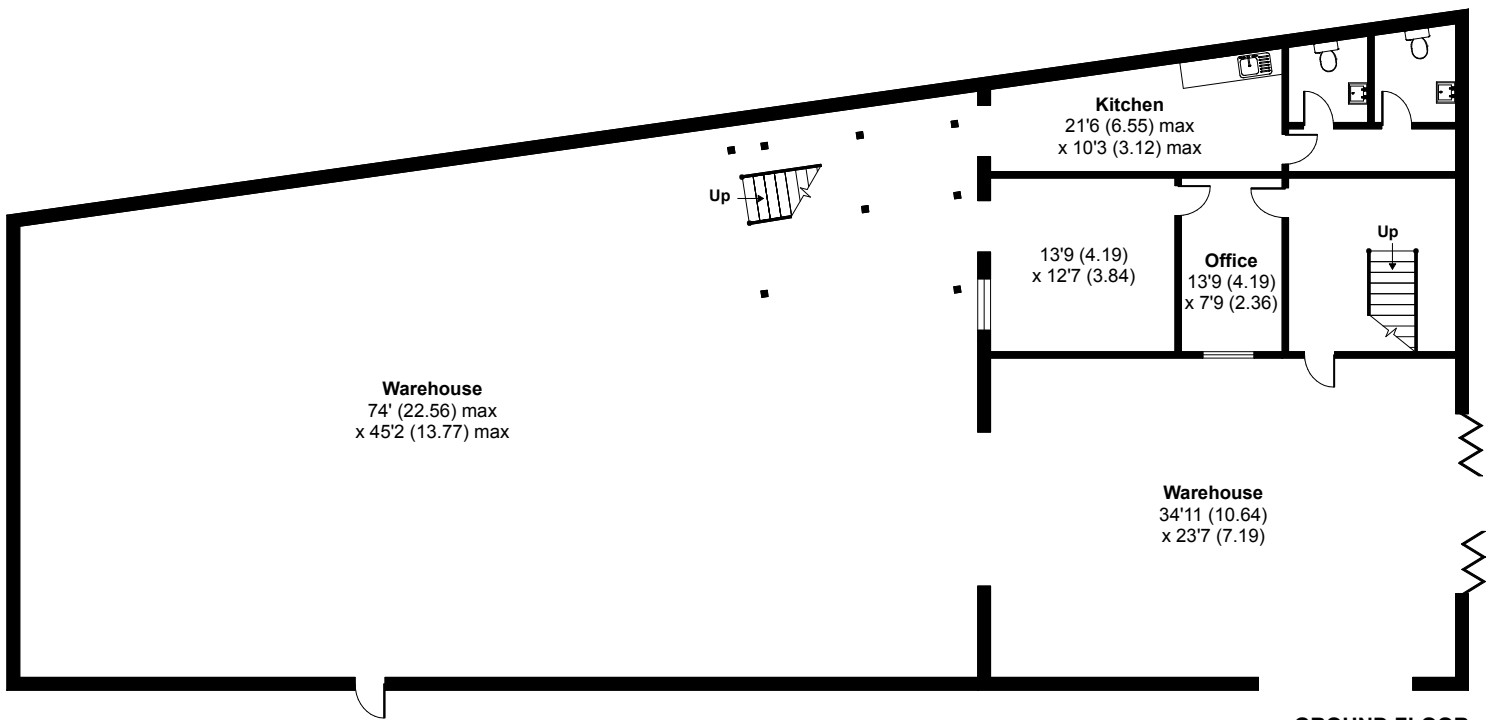


Garman Road, London, N17

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,967	182.74
Ground	4,696	436.27
Total	6,663	619.01
Lease	New Lease	
Rent	£80,000.00 per annum	
Rates	£36,352 per annum	
Service Charge	charged on an adhoc basis	
VAT	Applicable	
EPC	C (64)	

Contact

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