

# UNIT B2, 39-43 GARMAN ROAD

LONDON, N17 0UL

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FOREST  
REAL ESTATE



# TO LET

## 6,663 SQ FT

### A Large Two Storey Warehouse Available On A New Lease

#### Key Features

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

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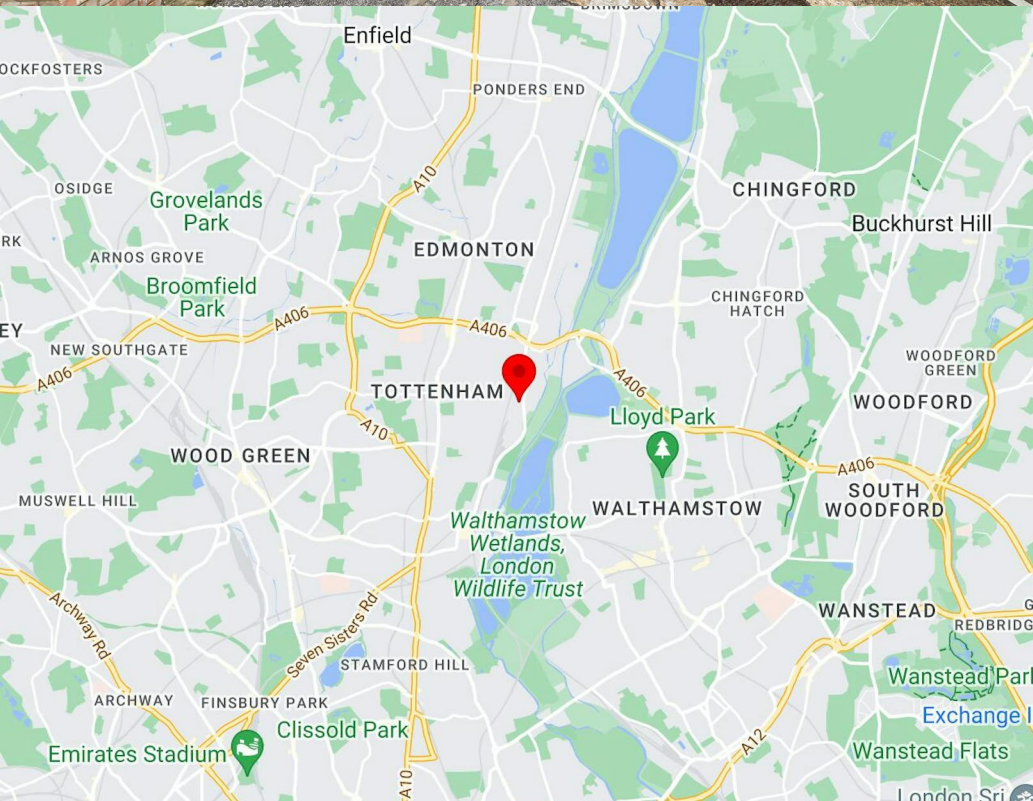


## Description

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.







# Availability

The accommodation comprises the following areas:

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

# Contact

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