

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



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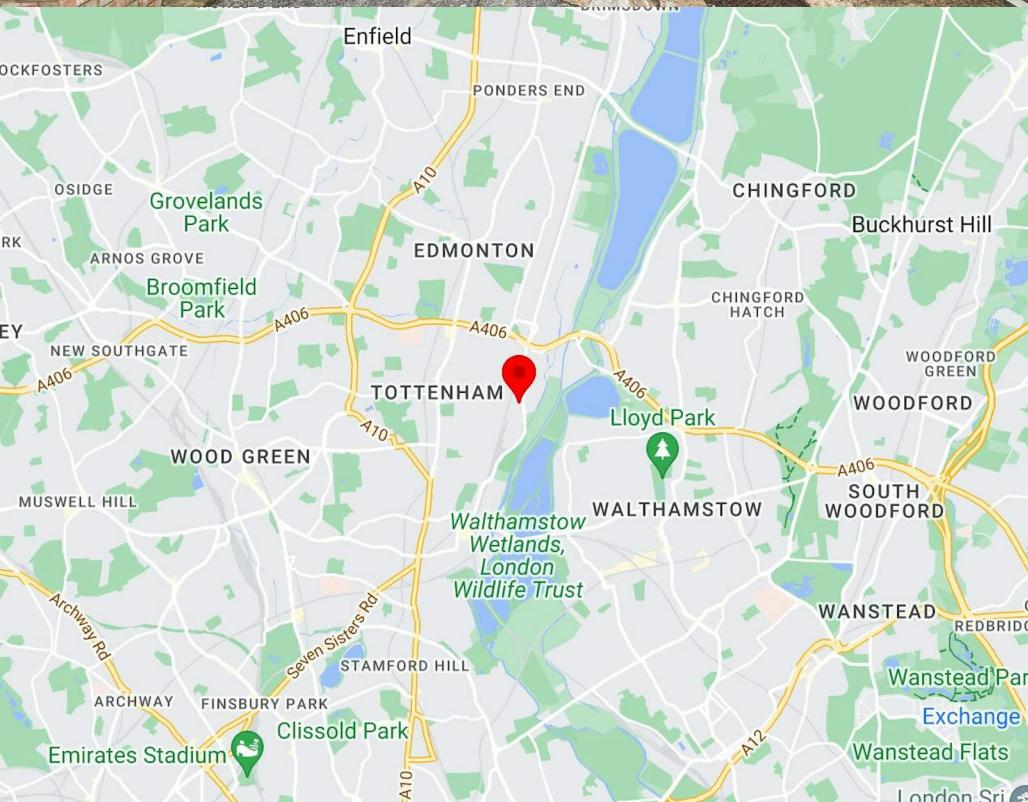


Description

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
Total	6,663	619.01

Lease	New Lease
Rent	£80,000 per annum
Rates	£36,352 per annum
Service Charge	charged on an adhoc basis
VAT	Applicable
EPC	C (64)

Contact

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealstate.co.uk

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealstate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealstate.co.uk
info@forestrealstate.co.uk

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