

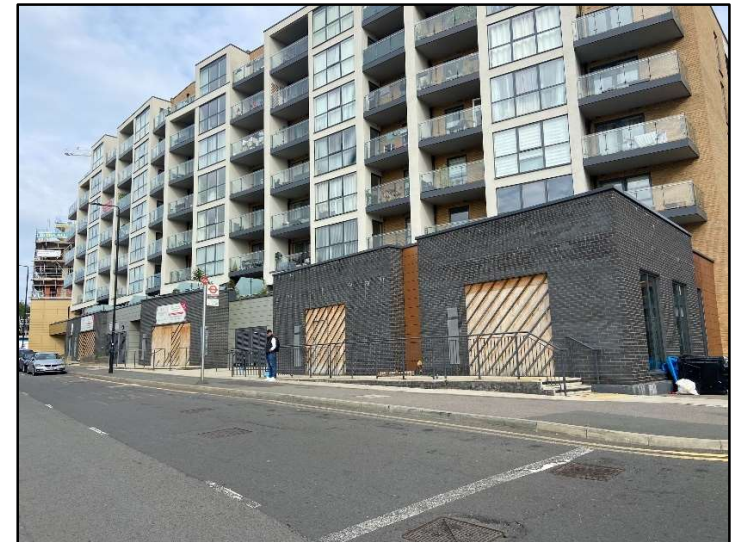
TO LET

NEW BUILD COMMERCIAL UNITS

STATION ROAD, NEW SOUTHGATE, LONDON N11

On behalf of Enfield Council

- 6 New Build Commercial Units
- Sizes from 1,141sq.ft – 4,669 Sq.ft
- Suitable for Various Class E Business Uses
- Prominent Location Adjacent to A406 North Circular, New Southgate Station and Arnos Grove Underground.
- Finished in shell specification with capped services
- Allocated staff car parking in adjacent underground car park
- Part of the Montmorency Park Development consisting of 571 new homes and 85 bed Premier Inn Hotel.



Location

The units form part of the newly constructed Montmorency Park Development.

Units 1, 2, 3 and 6 have frontage directly onto Station Road close to its junction with the A406 North Circular arterial route. Units 4 and 5 are located within the development as detailed on the estate plan opposite.

Arnos Grove Underground Station and New Southgate Station are located within reasonable proximity. Other occupiers in the vicinity include Topps Tiles, Builders Depot, Travis Perkins and Safestore.

Description

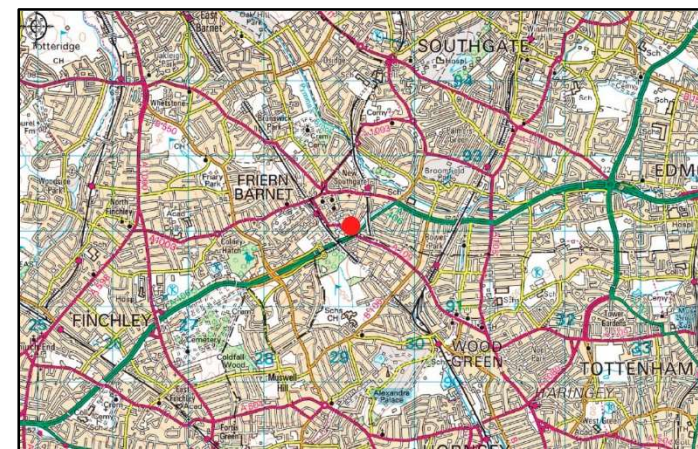
These units are newly constructed and are finished to shell specification with capped off services to enable incoming tenants to bespoke fit-out to their own requirements.

Allocated car parking is available within the estate underground car park.

The units are suitable to a variety of Class E uses including Offices, Retail and potentially Leisure or Educational uses subject to statutory and freeholders consents.

Accommodation

Unit	Floor	Sq M	Sq.ft
1	Ground	124.58	1,341
2	Ground	106.00	1,141
3	Ground	246.93	2,658
4	Ground / Mezzanine	263.94	2,841
5	Ground / Mezzanine	433.76	4,669
6	Ground / Mezzanine	320.80	3,453



Quoting Rent & VAT

Upon Application. Vat is applicable

Business Rates:

To be assessed

Planning

Class E Uses plus potential for leisure / educational uses.

Legal Costs:

Each party to be responsible for their own legal costs

EPC Rating

To be assessed.

Service Charges

Further details available on request.