

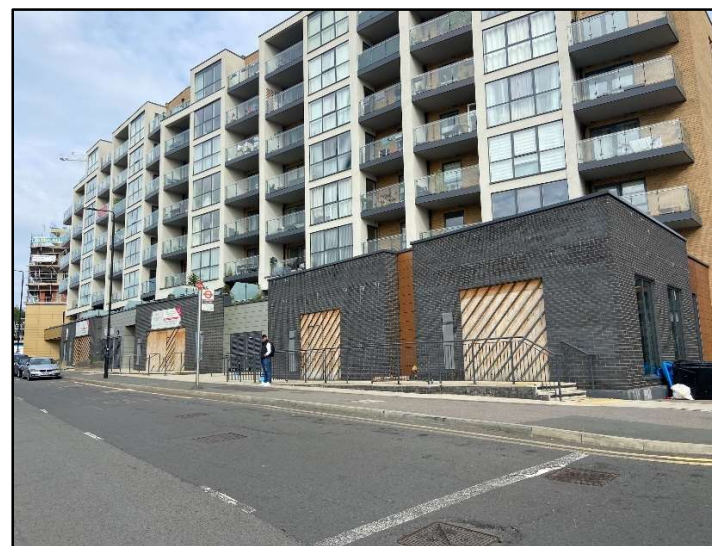
TO LET

NEW BUILD COMMERCIAL UNITS

STATION ROAD, NEW SOUTHGATE, N11

On behalf of Enfield Council

- 5 New Build Commercial Units
- Sizes from 1,141 sq.ft to 4,669 sq.ft
- Suitable for Various Class E Uses (Office Use Excluded)
- Prominent location adjacent to A406 North Circular, New Southgate Station and Arnos Grove Underground Station.
- Finished in shell specification with capped services
- Part of the Montmorency Park Development consisting of 571 new homes and 85 Bed Premier Inn Hotel
- Allocated Underground Car Parking



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 Road. Units 4 and 5 are located within the development as detailed on the estate plan opposite.

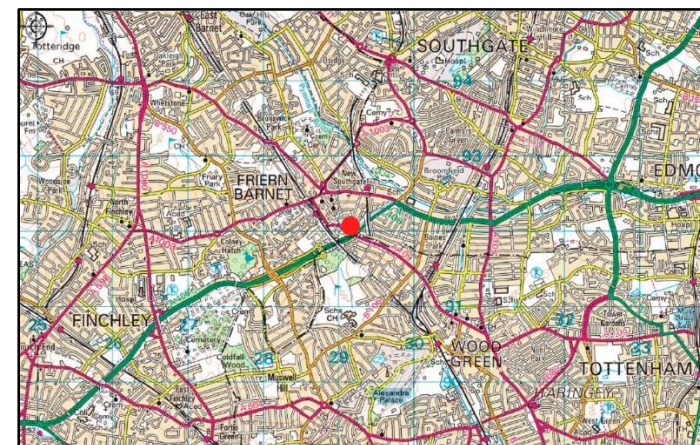
Arnos Grove Underground Station and New Southgate Station are located within reasonable proximity. Other occupiers in the vicinity include Topps Tiles, Builders Depot, Travis Perkins and Safestore.

Description

These units are newly constructed and are finished to shell specification with capped off services to enable incoming tenants to bespoke fit to their requirements. Allocated parking is available within the estate underground car park. Further information is available upon request.

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	*Under Offer*	
5	Ground	383.78	4,131
	Mezzanine	49.98	538
6	Ground	157.94	1,700
	Mezzanine	162.86	1,753



Quoting Rent & VAT

Upon application. VAT is applicable.

Business Rates:

To be assessed.

Planning

Class E – B1 Office use is not permitted.

Legal Costs:

Each party to be responsible for their own legal costs

EPC Rating

To be assessed.

Service Charges

Further details available on request.

