



**Stephen James  
Properties LLP**

**MODERN INDUSTRIAL UNIT  
(with mezzanine offices / storage)**

**TO LET – NEW LEASE**

**UNIT D, COPPETTS CENTRE  
NORTH CIRCULAR ROAD  
FINCHLEY  
LONDON N12 0SH**



**Ground floor industrial unit  
Mezzanine offices /storage**

**3260sqft (303sqm)  
2200sqft (204sqm)**

**Gross Internal Area**

**5460sqft (507sqm)**

Misrepresentation Act. Whilst every care is taken in the preparation of these particulars, Stephen James Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property

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Stephen James Properties LLP is a limited liability partnership registered in England and Wales, registered number OC 360953.  
Registered Office: Russell Bedford House, City Forum, 250 City Road, London EC1V 2QQ



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### **Location**

The Coppetts Centre is a modern development of industrial and warehouse units located immediately adjacent to Tesco on the North Circular Road (A406) at its junction with Colney Hatch Lane (B550). Access to the motorway network is excellent with junction 25 of the M25 approximately 5 miles away via the A10, 3 miles to the east and junction 1 of the M1 less than 3 miles to the west.

### **Description**

The premises comprise a mid terrace unit with ground floor workshop/warehouse and an extensive mezzanine providing additional offices and storage. The unit has a concertina loading door, 3 phase electricity, 7 parking spaces on the estate and an eaves height of approximately 5.7 metres.

**Floor Areas** - All floor areas are approximate only

<b>Ground floor industrial unit</b>	<b>3260sqft (303sqm)</b>
<b>Mezzanine offices /storage</b>	<b>2200sqft (204sqm)</b>
<b>Gross Internal Area</b>	<b>5460sqft (507sqm)</b>

### **Lease**

A new FRI lease is available for a term by arrangement subject to periodic upward only rent reviews.

### **Rent**

£32,500 per annum exclusive

### **Legal Costs**

Each party will bear their own legal costs.

### **Viewing**

Strictly by appointment with Sole Agents, Stephen James Properties LLP.

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