

INDUSTRIAL / WAREHOUSE UNIT TO LET 5,920 SQFT (550 m²)

**UNIT E
59 LANCASTER ROAD INDUSTRIAL ESTATE
LANCASTER ROAD, NEW BARNET
HERTS EN4 8AS**



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Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66
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Location

The property is located on the Lancaster Road Industrial Estate, on the east side of Lancaster Road, close to the junction with Henry Road. Junction 24 of the M25 Motorway is approximately four miles to the north and New Barnet Mainline Station is less than a quarter of a mile away providing services to Central London and the Underground Network.

Description

The property comprises a mid-terrace, steel portal framed warehouse/industrial unit, configured to provide a main warehouse with ground floor offices and an additional mezzanine office/storage.

The unit has a roller shutter loading door (4.43m wide x 4.5 m high) and an eaves height of approximately 5 metres.

Floor Areas

All floor areas are approximate only.

Warehouse	4,583 sqft (426 m ²)
First Floor Offices	601 sqft (55.8 m ²)
Mezzanine	<u>735 sqft (68.3 m²)</u>

Gross Internal Area **5,920 sqft (550 m²)**

Lease

A new full repairing and insuring sublease is available for a term expiring July 2016, without rent review. The sublease will exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

£45,000 per annum exclusive

Rateable Value

We understand that the property has a rateable value of £32,750 but interested parties are advised to make their own enquiries to www.voa.gov.uk.

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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