



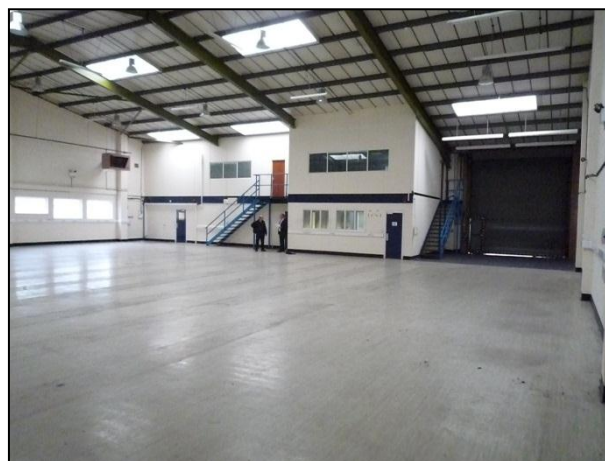
Stephen James
Properties LLP

INDUSTRIAL / WAREHOUSE UNITS TO LET

7721 SQ. FT. & 7860 SQ. FT.

UNIT A & UNIT C, **LANCASTER ROAD INDUSTRIAL ESTATE** **LANCASTER ROAD, NEW BARNET, EN4 8AS**

Unit C



Unit A



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ 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.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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Location

The properties are located within 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 4 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 properties make up a terrace of three, steel portal framed warehouse and office units (Unit B between the available units is occupied independently). **Unit A** at the southern end of the block has been configured to provide a main warehouse with a large proportion of the ground floor and an additional mezzanine constructed to provide office accommodation.

Unit C is arranged as a predominantly clear warehouse with two storey offices at the front. Both units are served by electrically operated roller shutter doors and have an eaves height of approximately 5 metres.

Floor Areas (The floor areas are approximate only).

Unit A	Warehouse	3841 sq. ft. (357 m ²)
	Ground Floor Offices	1953 sq. ft. (181.5 m ²)
	Mezzanine Offices	<u>1927 sq. ft. (179.1 m²)</u>
	Gross Internal Area	<u>7721 sq. ft. (717.6 m²)</u>
Unit C	Warehouse	5753 sq. ft. (534.65 m ²)
	Two Storey Offices	<u>2107 sq. ft. (195.9 m²)</u>
	Gross Internal Area	<u>7860 sq. ft. (730 m²)</u>

Lease

Both properties are available by way of a new lease directly from the landlord, on a full repairing and insuring basis, subject to periodic upward only rent reviews.

Rent

Unit A	£55,000 per annum exclusive
Unit C	£56,500 per annum exclusive

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Rateable Value

We understand that the properties have the following rateable values but interested parties are advised to make their own enquiries to www.voa.gov.uk.

Unit A	£51,000
Unit C	£42,500

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with sole agents Stephen James Properties LLP

Jeremy Dangerfield Jeremy@sjproperties.co.uk **020 8344 0980**

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