

For Sale

£1,100,000

Freehold



**High specification self-contained office of  
approx. 3111 SQ. FT. (289 SQ. M.)  
in a secure gated business park**

**Unit 1A Gateway Mews, Bounds Green  
London, N11 2UT**



Jeremy Leaf & Co  
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High specification self-contained office of approx. 3111 SQ. FT. (289 SQ. M.) in a secure gated business park. The property has been fitted out to a very high specification and benefits from Cat 7 data cabling, fibre optic internet connection, three-phase power, air conditioning throughout, LED lighting, video entry and alarm system, a large custom built kitchen, door entry system and ground floor storage area. Wiring is also in place for CCTV and externally there is parking for up to 4 cars.

Located just off Bounds Green Road and the crossroads with the A406 North Circular Road. Excellent access westwards towards A40/M1 and eastwards towards the A10, M11. New Southgate main line station (0.5 miles away) and Bounds Green Piccadilly Line station (0.6 miles away) both offer easy access into Central London and onwards.

Suitable for a variety of Class E uses.

Service charge approx. £3,000 per annum.

Business Rates: The rateable value is £51,500. For the rates payable please contact [www.voa.gov.uk](http://www.voa.gov.uk)

No VAT applicable.

Ready for immediate occupation.

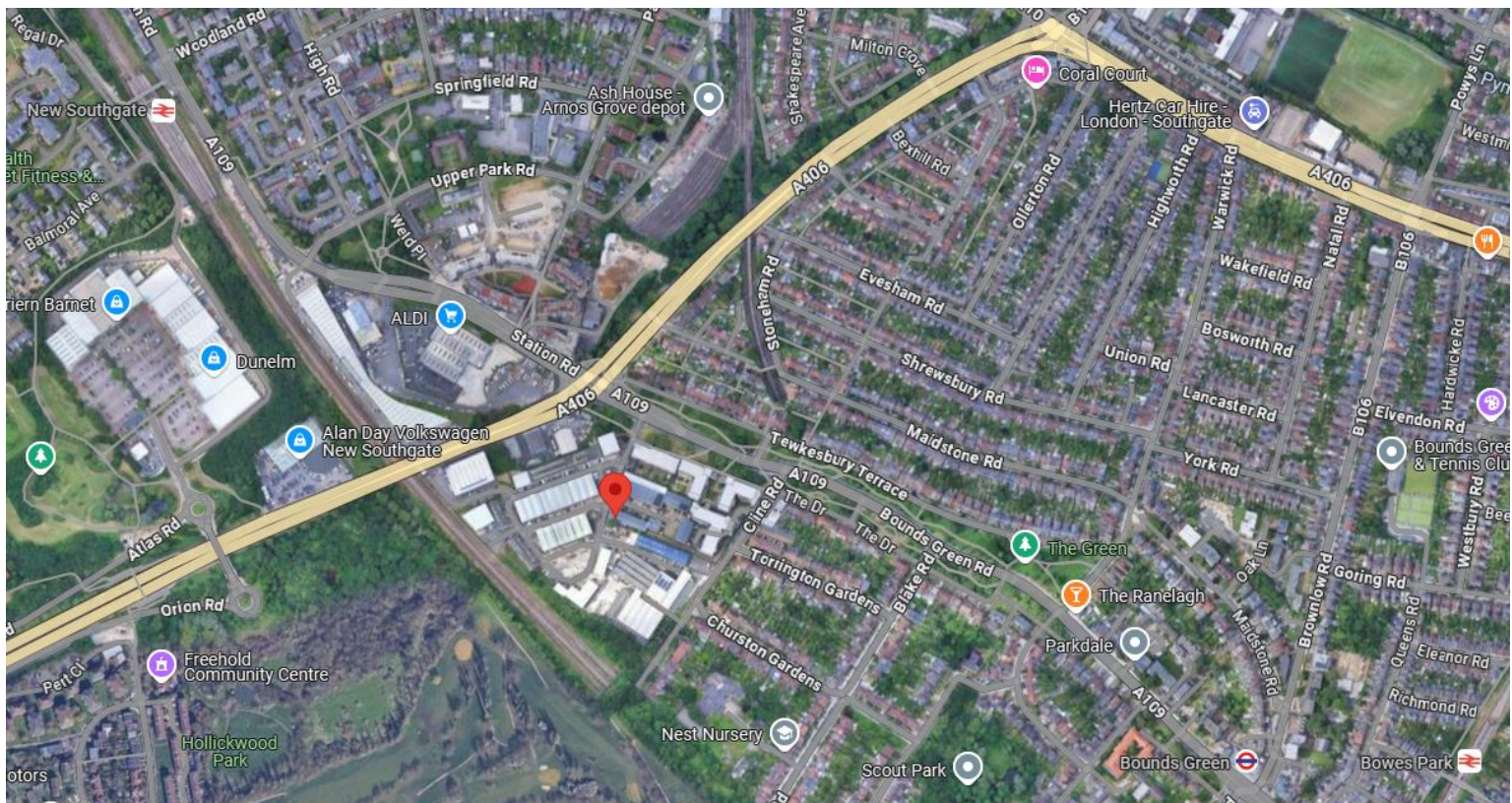
Offers are invited for the freehold interest at the guide price of £1.1 million - subject to contract only - to owners' sole agents Jeremy Leaf & Co from whom other information is available as well as viewing arrangements - strictly by appointment only.











## Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

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