

# INDUSTRIAL/WAREHOUSE UNIT TO LET



**UNITS 9 & 10, BUSH INDUSTRIAL ESTATE,  
STATION ROAD, TUFNELL PARK, N19 5UN**

**8,042 – 16,640 SQ.FT. (798.7–1,545.7 M<sup>2</sup>) GIA**

Other occupiers on the estate include British Telecom, UCL, GAP Plant & Tool Hire and UK Power Networks.

TURNER MORUM LLP, 32-33 COWCROSS STREET, LONDON EC1M 6DF

**Misrepresentation Act 1967** 1. These particulars do not form any part of an offer or contract. 2. The accuracy of the information contained herein is not guaranteed and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to its correctness. 3. Neither Turner Morum nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property. 4. All areas quoted are approximate. 5. Service installations have not been tested. **Finance Act 1989** Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction

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## LOCATION:

Bush Industrial Estate is situated just off Junction Road which provides access into Camden and central London and outward to the A1 at the junction with Archway Road and Holloway Road (approx. 1 km away). Tufnell Park tube station is approximately 5 minutes walk from the estate, and there are regular bus links into central London.

## DESCRIPTION:

Units 9-10 comprise adjoining end of terrace industrial/warehouse units with an eaves height of approximately 21 ft (6½M).

### Unit 9

At ground floor level there is a small kitchen area and separate male and female WC's with an office area of 1,185 sq ft. The Warehouse has upgraded sodium lighting and above the office is a mezzanine storage area which is accessed by two staircases. In the party wall to unit 10 there is a loading door link with roller shutters on each side.

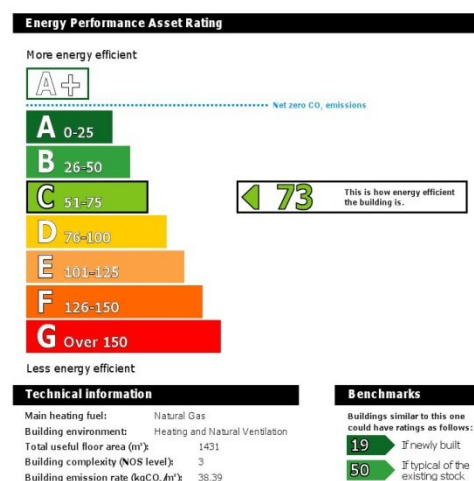
### Unit 10

The accommodation is arranged as a production warehouse area with front access roller shutter loading door, separate pedestrian access and two-storey office space. At ground floor level there is a shower and separate male and female WC's with an office area of 589 sq ft. The warehouse area has two gas fired heaters and upgraded sodium lighting. The first floor is an open plan office with strip lighting and solid floor.

Externally both units have demised a forecourt approx. 15m deep, which can be used for car parking, storage and loading facilities.

GIA ACCOMODATION:		Sq Ft	M <sup>2</sup>
<i>Unit 9</i>			
Ground Flr	Warehouse/production	6,228	578.5
Ground Flr	Office	1,185	110.1
1st Floor	Mezzanine storage	1,185	110.1
<b>Unit 9 total</b>		<b>8,598</b>	<b>798.7</b>
<i>Unit 10</i>			
Ground Flr	Warehouse/production	6,864	637.6
Ground Flr	Office	589	54.7
1st Floor	Office	589	54.7
<b>Unit 10 total</b>		<b>8,042</b>	<b>747.0</b>
<b>GRAND TOTAL</b>		<b>16,640</b>	<b>1,545.7</b>

## EPC Certification



## LEASE:

A new full repairing and insuring lease is available for a term to be agreed subject to 5 yearly upward only rent reviews.

## RATES:

The rateable value is £131,000 and we estimate rates payable to be approx. £3.61 psf. for the year April 2012/13. This information is provided for guidance only and you are urged to make your own enquiries with the VO at Islington Council before making any financial decisions concerning this property.

**RENT & SERVICE CHARGE:** Upon application.

**LEGAL COSTS:** Both parties legal costs to be borne by the in-going tenant.

**VIEWING:** Strictly by prior appointment with the sole agents Turner Morum.

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