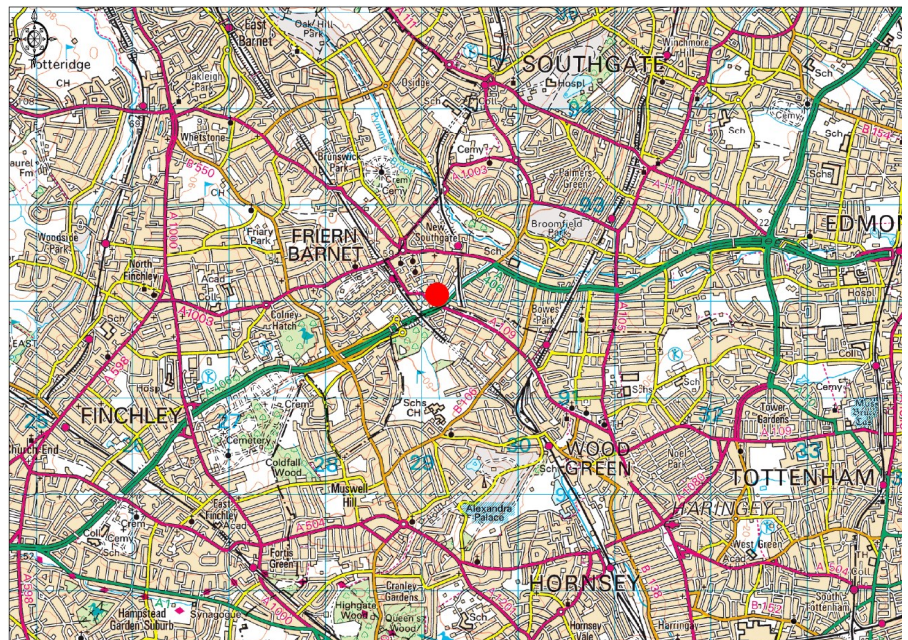


Working with



- **6 Commercial Units**
- **Delivery December 2020**
- **Current uses —B1 (c) B1 (b)**
- **Units ranging from 1,194 sq ft to 4,102 sq ft**
- **Prominent location close to A406 North Circular, New Southgate station and Arnos Grove underground station**
- **Part of the Montmorency Park development with consent for 571 new homes and an 85 bed hotel.**



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Location

The units form part of the newly constructed Montmorency Park development which will comprise 571 new residential units. Details on the residential phasing are available upon request.

The commercial units have frontage and prominence to Station Road, just to the north of its junction with the A406 North Circular. The units are easily accessible from both New Southgate station and Arnos Grove underground station on the Piccadilly Line.

Other occupiers in the vicinity include Homebase, Topps Tiles, Builder Depot, Travis Perkins, Safestore and Alan Day Volkswagen.

Description

There are six commercial units ranging in size between 1,194 sq ft and 4,102 sq ft. A schedule of accommodation is below. The units are newly constructed and will be handed over in shell specification with capped off services. Further details are available on request. The units will have access to underground staff parking.

Planning

The premises currently fall under B1 (b) and B1 (c) uses.

Interested parties should carry out their own due diligence in this regard.

Accommodation (Areas obtained from an independent measured survey)

Unit	Sq m	Sq Ft
Unit 1	128.72	1,386
Unit 2	110.91	1,194
Unit 3	UNDER OFFER	
Unit 4	UNDER OFFER	
Unit 5	Ground— 326.65	Ground— 3,516
	Mezz — 54.47	Mezz— 586
Unit 6	Ground— 153.40	Ground— 1,651
	Mezz— 163.62	Mezz— 1,761

Quoting Rent

£12.50 psf

Business rates

To be assessed.

A 12-month business rates holiday for all eligible retail and leisure businesses will be applicable from 1st April 2020. Interested parties should carry out their own investigations.

Terms

Available by way of new FRI leases for terms to be agreed.

Service charge

To be assessed

Legal costs

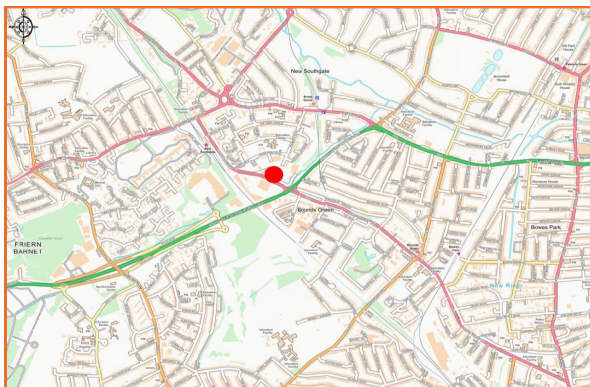
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

EPC ratings for all of the units are yet to be assessed.

VAT

The property is elected for VAT purposes.



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- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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February 2021

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