

# To Let

## Offices

Building 2  
North London Business Park  
Brunswick Park Road  
N11 1GN

Building as a whole 66,000 sq ft  
Individual floors from 18,810 sq ft

A four storey self-contained 66,000 sq ft office building available to let as a whole or on a floor by floor basis. The key features of the building are:

- Excellent car parking provision (237 spaces minimum)
- Air conditioning
- Perimeter cabling
- 16.1 hectares of landscaped grounds
- To be refurbished
- Onsite amenities including gym and cafes
- Bike parking & showers
- 2 passenger lifts & goods lift
- Glass atrium looking onto landscaped quadrangle
- Walking distance from Arnos Grove Underground (Piccadilly Line) and New Southgate Train Stations



ASKING RENT

£30  
per sq ft



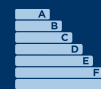
RATES PAYABLE

£7  
per sq ft (2020/21)



SERVICE CHARGE

TBC



EPC

Band C





## London

Building 2, North London Business Park, Brunswick Park Road N11 1GN

### Transport Connections

Situated in North London Business Park, a purpose-built office development in East Barnet. In terms of public transport Arnos Grove Underground Station (Piccadilly Line) and New Southgate Train Station are both within walking distance or alternatively a 7 minute bus ride. There are good road connections with the North Circular 6 minutes' drive to the south and the M25 15 minutes to the north.

### Accommodation

Floor		Sq Ft	Sq M
Second	Office	18,800	1,746.6
First	Office	18,810	1,747.5
Ground	Atrium	7,797	724.4
	Office	14,185	1,317.8
L. Ground	Entrance	4,202	390.4
	Office	3,459	321.4
<b>Total</b>		<b>67,253</b>	<b>6,248.1</b>

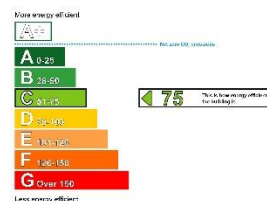
### Business Park Setting

There are a number of amenities presented by the business park setting foremost of which is the 237 parking spaces allocated to the property which support the strong road connections. There are also three onsite cafes in addition to a gym and 16 hectares of landscaped grounds. Tenants in the serviced office building include a physiotherapist and hairdressers amongst over 60 other small business occupiers.

### Property

The office building is to be refurbished. It benefits from air-conditioning, perimeter cabling, passenger & goods lifts, a glass atrium, bike store and showers.

### EPC - Rating: Band C



237 car parking spaces



Bike storage



Manned Reception



Showers



Air Con



3 Onsite Cafes



Gym



Self-contained



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