

To Let



Offices

Building 2, North London Business Park 18,800 to 67,000 sq ft
Brunswick Park Road, N11 1GN (1,746 to 6,224 sq m)



RENT

£30.00
per sq ft



**RATES
PAYABLE**

£7.00
per sq ft



**SERVICE
CHARGE**

TBC
per sq ft



EPC

BAND C

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Office To Let

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Description

A four storey self-contained 67,000 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

Accommodation

Property	Sq Ft	Sq M
Second Floor	18,800	1,746.6
First Floor – LET	18,810	1,747.5
Ground Floor Atrium– LET	7,797	724.4
Ground Floor Office - LET	14,185	1317.8
Lower Ground Entrance	4,202	390.4
Lower Ground Office	3,459	321.4
Total	67,253	6,248.1

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.

Property

The office building 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



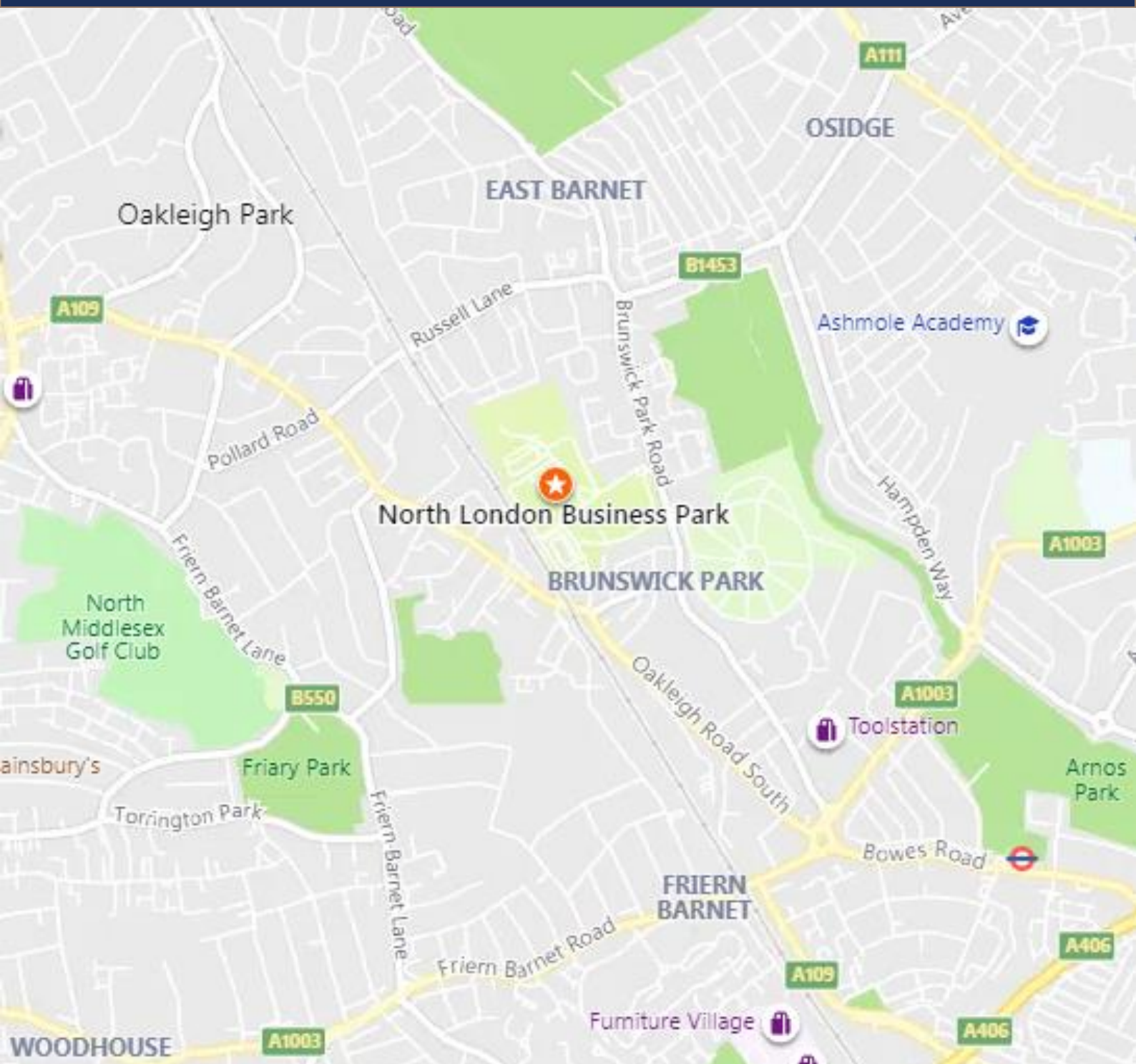
Gym



Self-Contained

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