

BOUNDS GREEN N11
GATEWAYMEWS

BOUNDS GREEN N11

GATEWAYMEWS

16 NEW OFFICE / BUSINESS UNITS FROM 2,476 - 3,843 SQ FT

A HIGH QUALITY OFFICE DEVELOPMENT LOCATED ADJACENT TO THE A406 NORTH CIRCULAR ROAD

AVAILABLE ON A FREEHOLD BASIS

LOCATION

The new development is located in Bounds Green adjacent to Ring Way which is located off Bounds Green Road and is virtually at the crossroads with the A406 North Circular Road thus providing excellent access westwards towards the A40/M1 and eastwards towards the A10, M11 and thereafter A13/M25.

Bounds Green (Piccadilly Line), New Southgate (Mainline) and Bowes Park (Mainline) are in walking distance offering ease of access into Central London and to other parts of North London and Hertfordshire.

DESCRIPTION

This new office mews development is the first within the Bounds Green area for many years and forms part of a highly successful and vibrant mixed commercial and residential area that has been designed to meet the needs of small businesses.

FEATURES

- Attractive brick elevations under pitched roofs
- Two storey development
- Low maintenance construction
- Private forecourt parking
- Gated courtyard/mews setting
- Ideal for owner or investor purchase
- Fit out includes comfort cooling



All internal photographs are of a typical purchasers fit out



All internal photographs are of a typical purchasers fit out



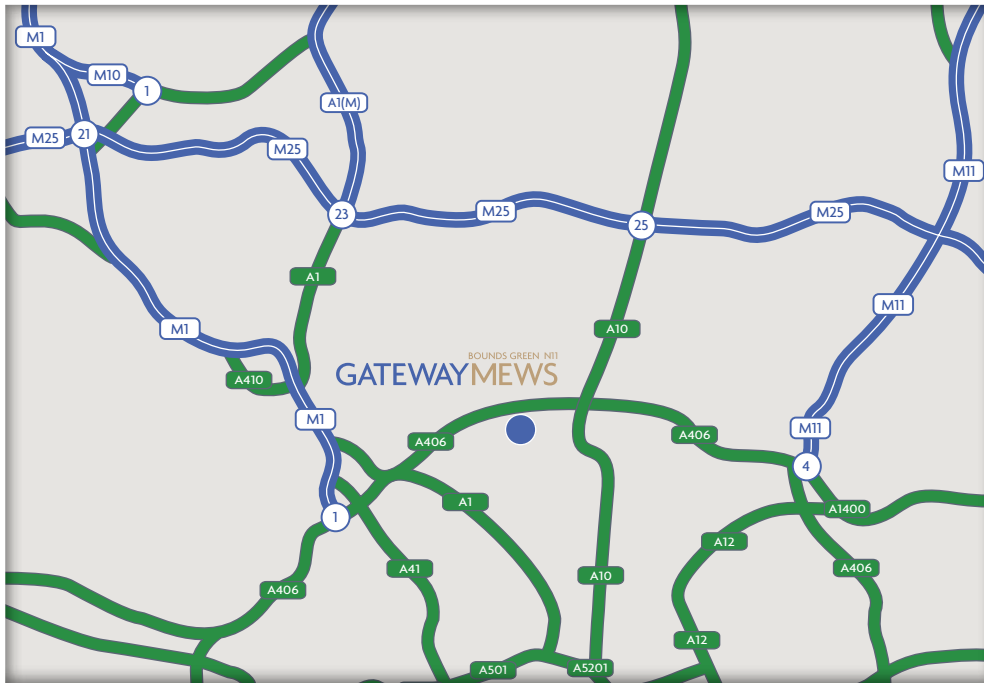
All internal photographs are of a typical purchasers fit out



UNIT	GROUND FLOOR	FIRST FLOOR	GALLERY	TOTAL (SQ FT)	UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL (SQ FT)
1	SOLD				8	SOLD		
1A	1,631	1,631	581	3,843	9	SOLD		
2	1,631	1,631	581	3,843	10	1,238	1,238	2,476
3	1,631	1,631	581	3,843	11	SOLD		
4	SOLD				12	SOLD		
5	1,496	1,496		2,992	13	SOLD		
6	1,502	1,502		3,004	14	SOLD		
7	1,550	1,550		3,100	15	SOLD		

Ground & first floor are G.E.A. and Galleried areas are N.I.A.

HOW TO GET TO GATEWAY MEWS RING WAY BOUNDS GREEN N11 2UT



FOR DETAILED PLANS GO TO: www.bounds-green.co.uk



ian.harding@bowyerbryce.co.uk
ian.stewart@bowyerbryce.co.uk

p.fitch@glenny.co.uk
l.spall@glenny.co.uk