

## LIGHT INDUSTRIAL/STORAGE/OFFICE - TO LET



### UNIT D2, QUEENS ESTATE, QUEENS ROAD, BARNET, EN5 4DJ

A ground floor unit, with mezzanine level, situated in a quiet turning to the rear of Queens Road, suitable for light industrial/office & storage, with 3 allocated parking spaces and additional roller shutter door access to front.

The closest station is High Barnet Station (Northern Line) – which is just over a mile from the property. High Barnet, High Street is just under  $\frac{3}{4}$  of a mile from the property.

***New Lease – terms to be agreed.***

**[Viewings, strictly by appointment only](#)**

**RENT - £50,000 PAX**



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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## Accommodation:

Main door, opening to;

**Main warehouse – 52'3 (max) x 35'4 (16.33m x 10.76m)**

Entrance lobby 9'4 x 6'11 (2.84m x 2.11m), with doors to;

- WC area – 9'4 x 8'10 (2.84m x 2.69m)
  - Toilet one – 6'3 x 4'11 (1.91m x 1.49m)
  - Toilet two (eaved) 6'3 x 3'9 (1.91m x 1.14m)

Stairs ascending to mezzanine level, with partitioned offices;

- Office one – 12'9 x 12'4 (3.89m x 3.76m)
- Office two – 19'8 x 17'1 (5.99m x 5.18m)
- Kitchen – 12'10 x 9'11 (3.91m x 3.02m)

**GIA APPROXIMATELY – 2500ft<sup>2</sup> (232.2m<sup>2</sup>)  
PLUS mezzanine level**

## Lease Term:

New lease – terms to be agreed.

## Legal Fees:

Each party responsible for their own costs.

## Business Rates

According to the VOA web site, the 2023 Rateable Value is £21,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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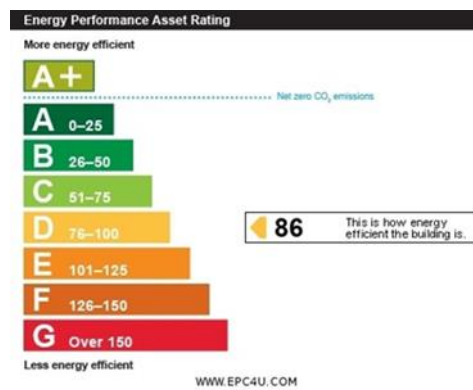
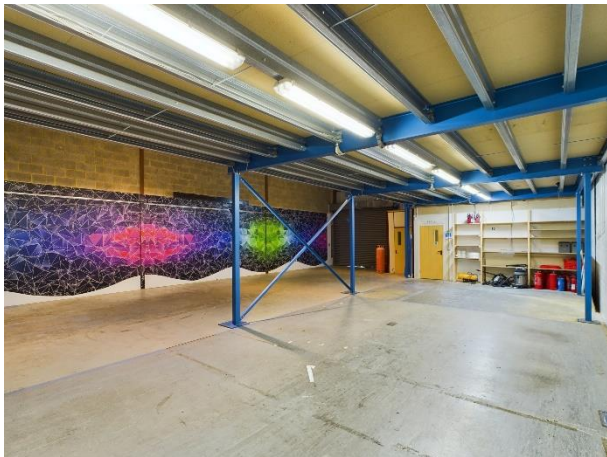
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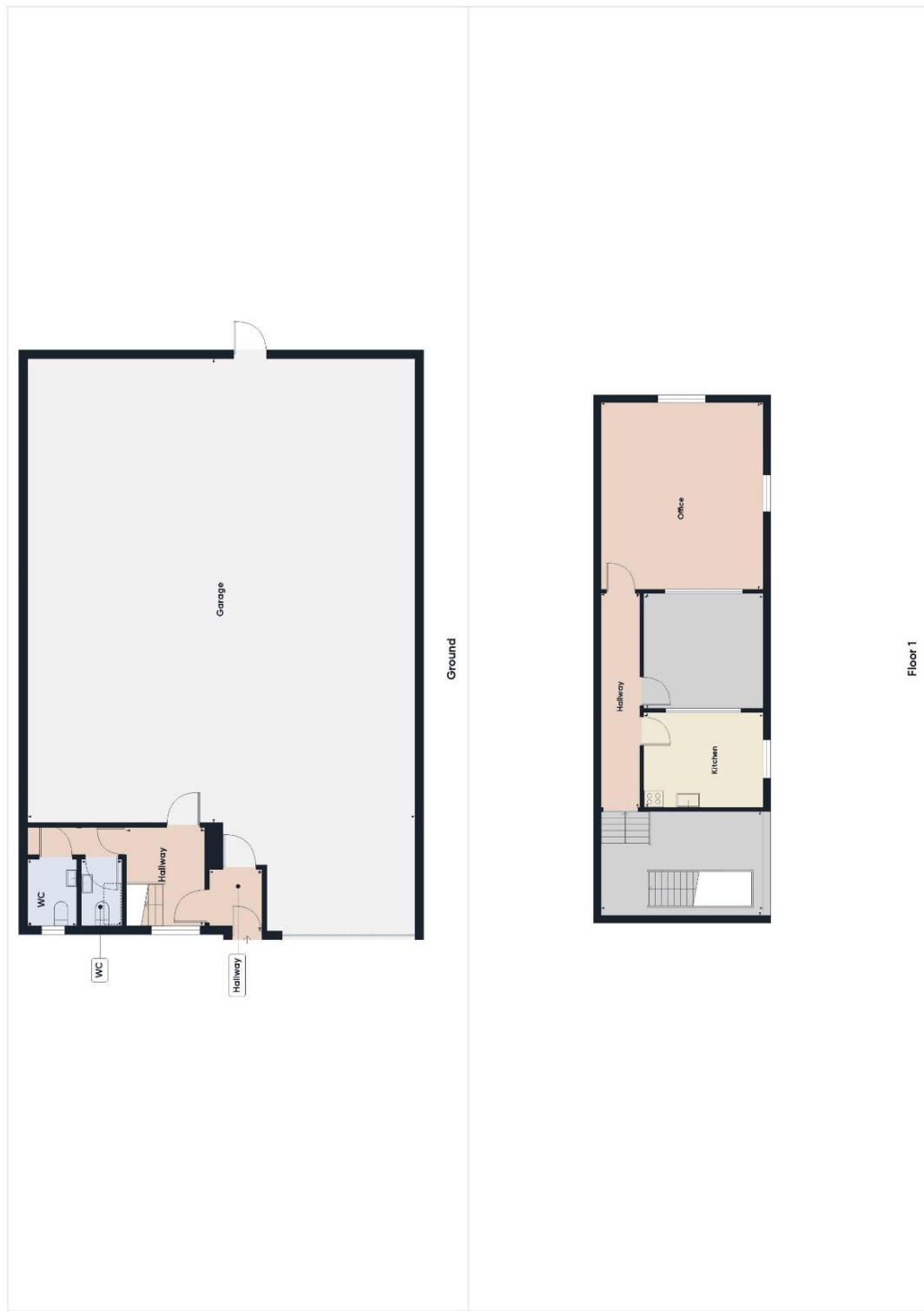


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