



## Unit 3 Bouverie Mews, London, N16 0AE

**£2,283 PCM**

A well-located commercial unit within a popular mews in N16, suitable for a range of business uses, currently designated for kitchen equipment distribution. The unit is offered on a new fully repairing and insuring lease, providing a straightforward occupational arrangement with no service charge.

The premises benefit from good access for loading and unloading via the mews, along with a practical layout suitable for storage and distribution style operations. The property is positioned within a well-established commercial setting, with long-standing occupiers and good connectivity to surrounding areas.

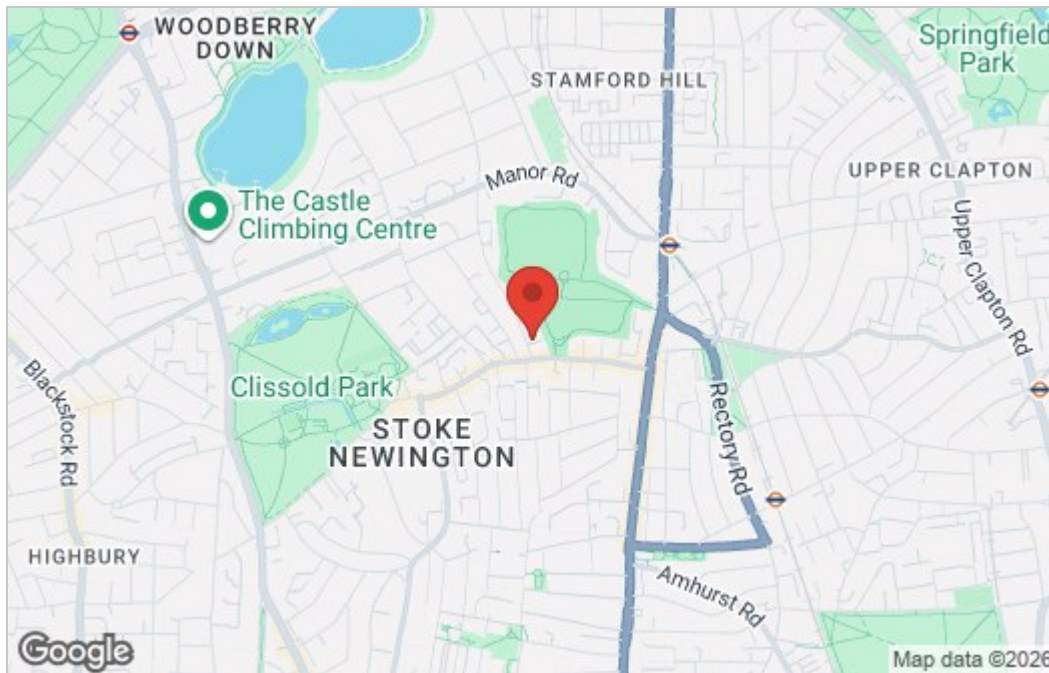
Size: 858 sq ft  
Rate: £31.92 per sq ft

- Rent: £2,282.50 per calendar month (no VAT), plus building insurance currently £45.49 per calendar month
- Lease commencement: 1st November 2026

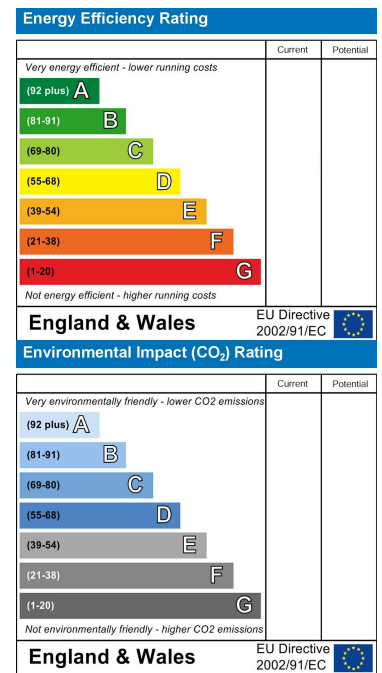


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118**  
**Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777**  
**www.benjaminstevens.co.uk**