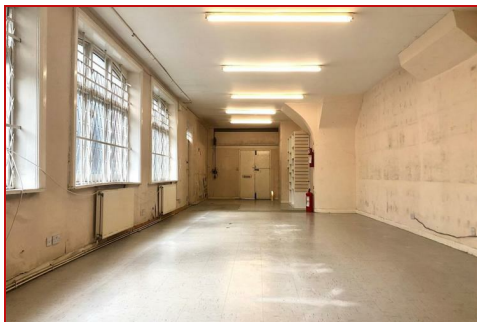




**BENJAMIN
STEVENS.**
estate agents



Bouverie Mews, London N16 0AE

£2,283 PCM

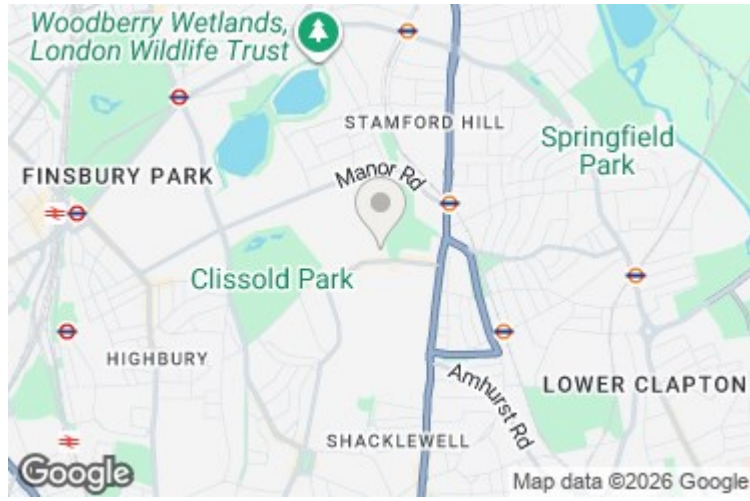
A well-located commercial unit within a popular mews in N16, suitable for a range of business uses, currently designated for kitchen equipment distribution. The unit is offered on a new fully repairing and insuring lease, providing a straightforward occupational arrangement with no service charge.

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 term: 6 years
 - Lease commencement: 1st November 2026
 - No service charge
 - Fully repairing and insuring lease
- Permitted use: kitchen equipment distribution
- Mutual break clause available (subject to terms)

Bouverie Mews, London N16 0AE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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