

TO LET

4,306 Sq Ft (400.03 Sq M)

- Within 200 metres of Wood Green Tube Station
- Suitable for a variety of uses within Class E e.g. office, showroom, medical
- 3-phase electrics
- Private car park
- Rear patio



25 Watsons Road

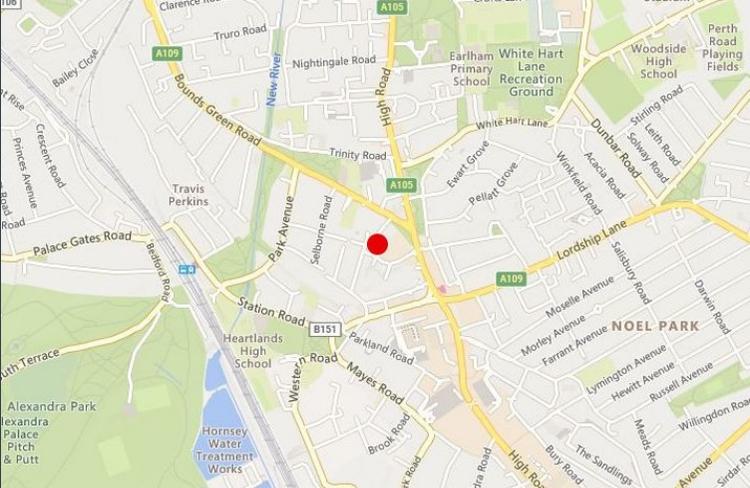
Wood Green, N22 7TZ

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 0208 367 5511

kirkbydiamond.co.uk



LOCATION

- Situated on Watsons Road in Wood Green, close to its junction with the A105 giving good access to the A406 North Circular
- Wood Green tube station is approximately 200 metres to the south east (Piccadilly Line)
- Surrounding properties are a mixture of commercial and residential
- A short walk from amenities of High Road

/// what3words

///seated.upgrading.liver

Google Maps

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DESCRIPTION

- Comprising a brick-built business unit that would suit a variety of uses within Class E
- The property benefits from excellent natural light, its own private car park, green roof and rear patio
- The property is in shell condition ready for tenant's fit out works with rent free incentives available for these works to be undertaken

TERMS

Available by way of a new repairing and insuring lease for a term to be agreed at a rent of £85,000 per annum exclusive. VAT is payable on the rent.

ACCOMMODATION

Ground Floor	400.03 SQ M	4,306 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £72,500. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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