

# 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

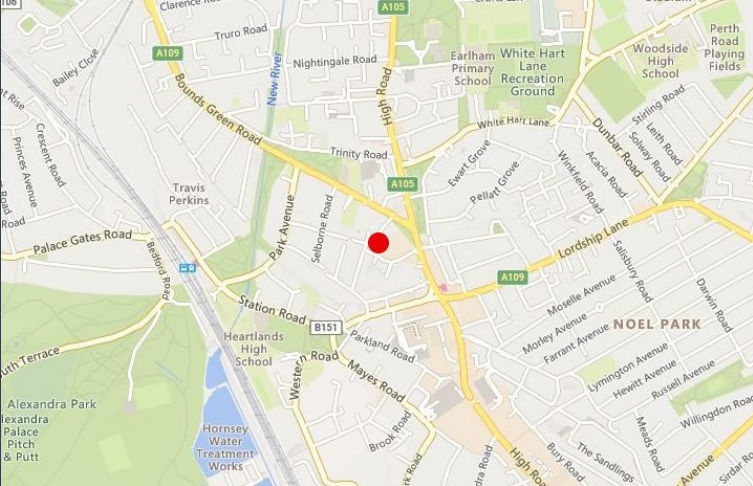
**KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

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[kirkbydiamond.co.uk](http://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](http://www.voa.gov.uk)

## CONTACT:

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