

# 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

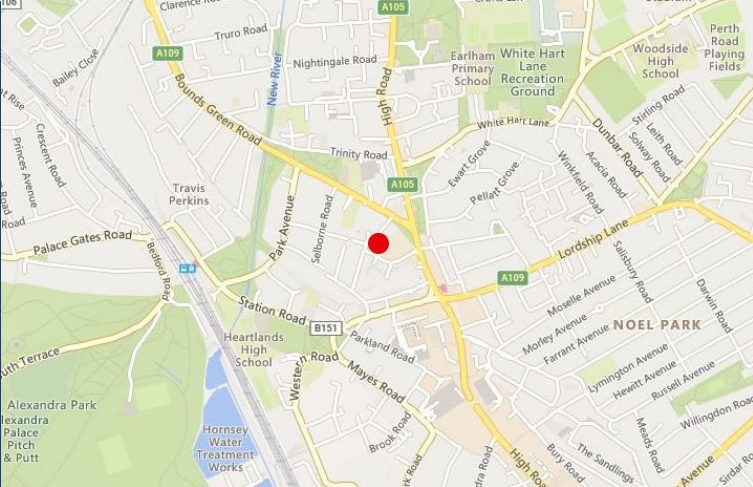


**25 Watsons Road**

Wood Green, N22 7TZ

Contact: Hugo Harding or Matthew Bowen  
Tel: 0208 367 5511  
[eddisons.com](http://eddisons.com)





## 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](https://www.what3words.com/seated.upgrading.liver)

 Google Maps

[Click here](#)



## 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
<b>Total</b>	<b>400.03 SQ M</b>	<b>4,306 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The rateable value is £99,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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