

GROUND FLOOR CLASS E PREMISES - TO LET (may sell) 4,300 SQFT (400m²)



DANGERFIELD
PROPERTY

25 WATSONS ROAD, WOOD GREEN, LONDON N22 7TZ



- SUITABLE FOR A VARIETY OF USES INCLUDING OFFICES, WORKSHOP, GYM/LEISURE AND MEDICAL.
- SHELL CONDITION FOR TENANT FIT OUT.
- EXCELLENT LOCATION CLOSE TO WOOD GREEN (PICCADILLY LINE) STATION.
- NEW LEASE AVAILABLE ON FLEXIBLE TERMS OR MAY SELL (LONG LEASEHOLD)

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Location

The premises are located on the northern side of Watsons Road, less than 200m west of the junction with High Road and Wood Green (Piccadilly Line) Underground Station.

The vibrant centre of Wood Green with its multiple facilities is approximately 400m away, the North Circular Road (A406) less than a mile to the north and Central London 8 miles to the south.

Description

The premises comprise a modern single storey Class E unit, currently in shell condition and suitable for a variety of uses including offices, workshops, gym/leisure, medical or health centre. The premises have a gated yard and car parking.

Terms

New lease for a term by arrangement.

Rent

£75,000 per annum exclusive plus VAT.

(Alternatively, consideration may be given to a sale of the 250-year leasehold interest).

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property. Contact Jeremy Dangerfield | 020 8882 7449 | 07775 625 674 | jeremy@dangerfieldproperty.co.uk

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