



Unit 7

St. Georges Industrial Estate, Wood Green, N22 5QL

Prominent Unit To Let on an established industrial estate

12,138 sq ft
(1,127.66 sq m)

- Available immediately
- 6.6m eaves height
- Full height roller shutter
- 17 Parking Spaces
- Great connectivity to the North Circular and M25

Summary

Available Size	12,138 sq ft
Passing Rent	£191,340 per annum
Rates Payable	£106,560 per annum
Rateable Value	£192,000
EPC Rating	D

Location

The property is located off White Hart Lane in Tottenham, North London, providing excellent road connectivity to the surrounding areas of Wood Green. The A406 (North Circular) is a c.5 minute drive away, with the M25 accessible via junction 25 - 6.5 miles away, offering strong links to North London and the wider strategic road network.

The estate is well established, with neighbouring industrial occupiers including national operators such as Howdens and Sema Foods Ltd.

Description

The property comprises a reinforced concrete frame with an eaves height of 6.6 meters. The warehouse has a concrete floor with strip fluorescent lighting & a load-bearing mezzanine. Loading access via full-height shutter.

There is existing showroom area and office space across the ground and first floor. The offices are fitted with suspended ceilings, CAT C lighting, tiled flooring and perimeter trunking. Staff facilities include kitchenette, male and female and disabled WC.

Externally, the property includes a loading area and 17 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

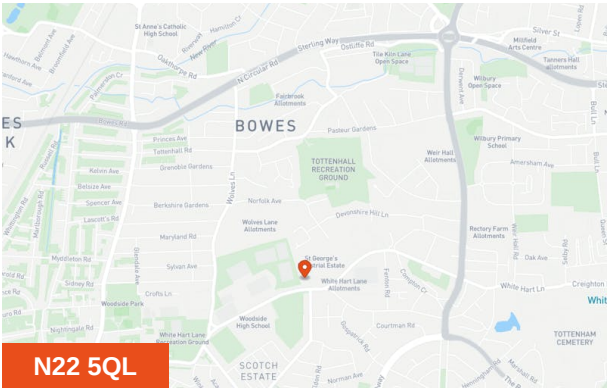
Name	sq ft	sq m
Ground - Warehouse	9,419	875.05
Ground - Showroom/Offices	788	73.21
1st - Offices	866	80.45
Mezzanine	1,065	98.94
Total	12,138	1,127.65

Terms

Available by way of assignment of an existing lease expiring on 7th March 2027 at a passing rent of £191,340 pa.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



Viewing & Further Information

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