



Location

Wood Green is one of North London's largest retail centres with occupiers such as Costa, Tesco Express, JD Sports and B&Q.

The unit itself is available in part or as a whole and sits as a prominent corner of the High Road and Whymark Avenue. The unit is well connected by public transport with both Turnpike Lane and Wood Green stations within close walking distance.

Accommodation

Ground Floor	6,383 sq ft	593.22 sq m
Total	6,383 sq ft	593.22 sq m

Accommodation

A split of the accommodation will be considered. Plans are available on request.

Rent

£200,000 per annum exclusive

Rates

Rateable Value	from 2023 £172,000
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Costs

Each party to bear their own legal costs.

Energy Performance Certificate

TBC

Lease Term

The premises are available by way of a new 10 year lease on full repairing and insurance basis subject to 5 yearly upwards only rent reviews.

Viewing

Viewings are to be arranged in with KLM Real Estate or via our joint agents Jenkins Law: ryan@jenkinslaw.co.uk

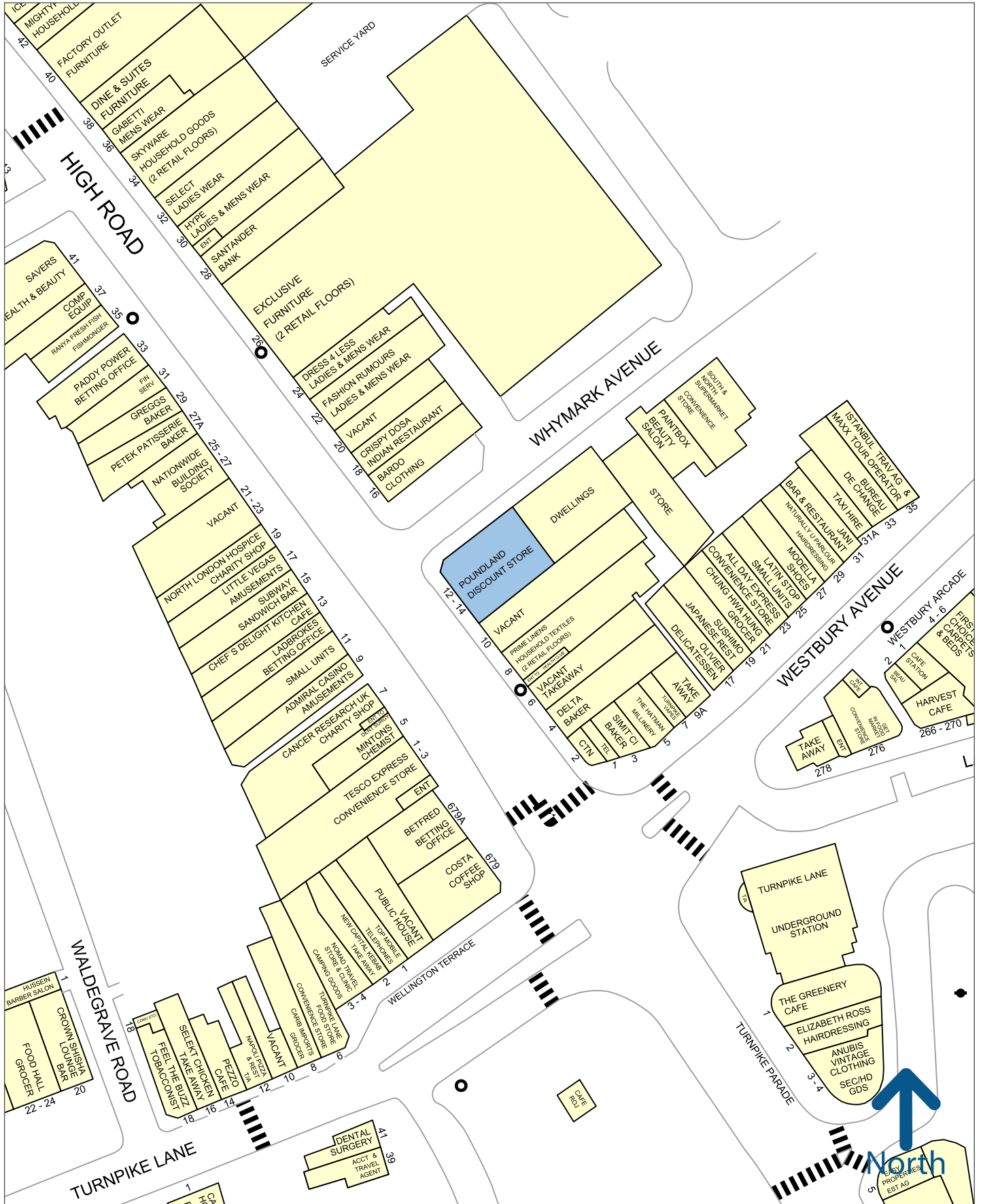
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Or through our joint agents

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50 metres

Experian Goad Plan Created: 06/02/2023
Created By: Kitchen LaFrenais Morgan



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