

83-89 Western Road
Wood Green
London,
N22 6US

TO LET

By way of
assignment of
existing Lease

£24,750 Per annum

Situated in Western Road close to the A105 High Road and Bounds Green Road providing access to the A406 North Circular. Wood Green Shopping facilities are within 5 minutes walk.

Wood Green/Turnpike Lane Underground Stations (Zone 3), with Alexandra Palace and Hornsey Overground Stations a short distance away.



Wood Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

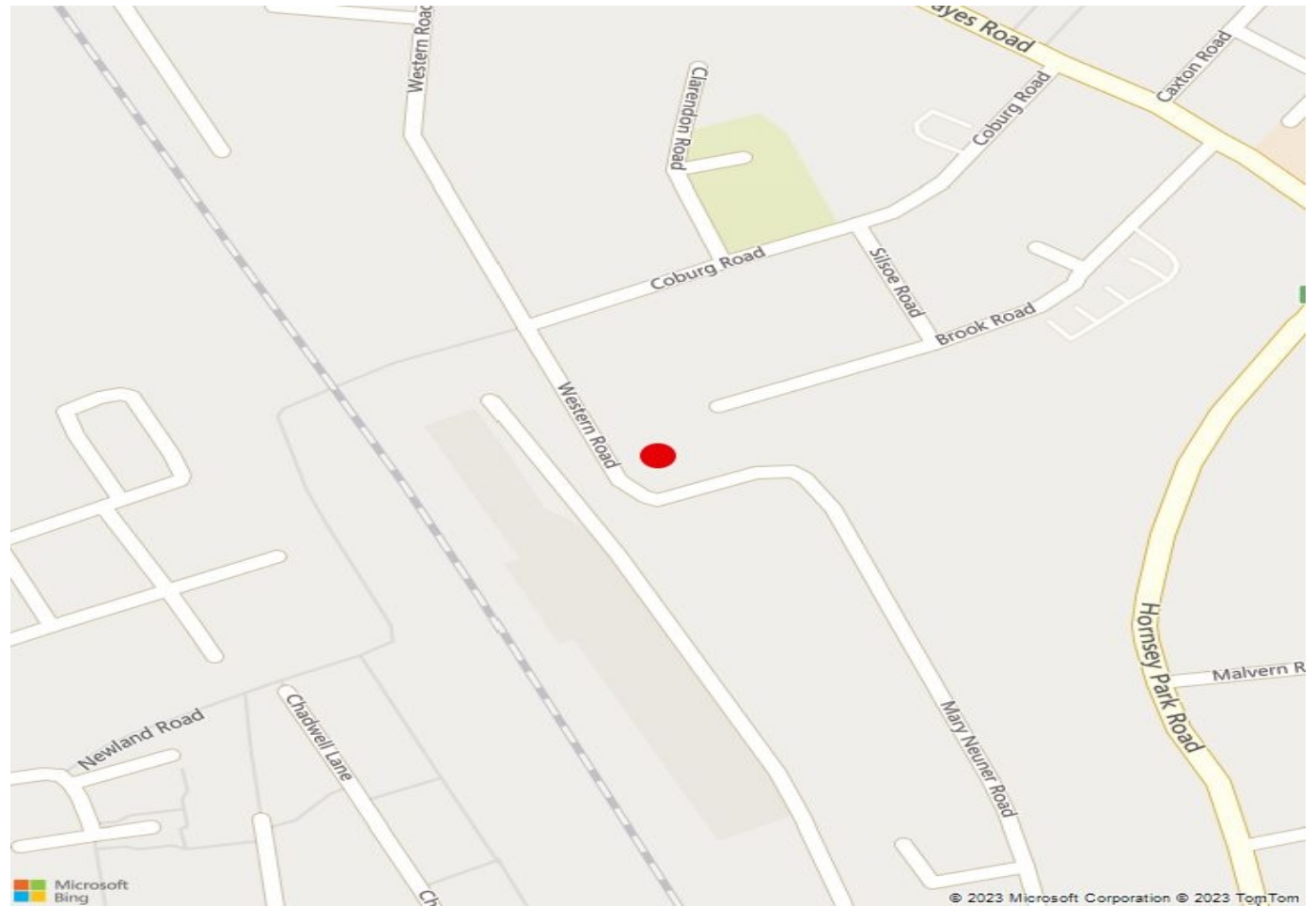
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

First Floor spacious office with separate w.c's and kitchenette. Benefits from lift access. 1568 sq.ft. approx.



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Rent

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Tenure

Available by way of Assignment of current Lease

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

EPC

Energy Rating D

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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