

TO LET

STUDIO/OFFICE SPACE

PARMA HOUSE, CLARENDON ROAD WOOD GREEN, LONDON, N22 6XF

TOTAL AREA: 9,281 FT² (862.2 M²)



Indicative photos.

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Located in trendy Wood Green, just off the A105 High Road which is accessible from the A501 City Road to the south, and the A406 to the north. Junction 1 of the M1 is within 5 miles of the property and provides a link to destinations across Greater London and the North. Both Wood Green tube station (Piccadilly line) and Alexandra Palace station (mainline) are about ½ a mile from Parma House as is The Broadway high street with its shops, restaurants and bars. Numerous bus routes also service the area.

Transport links

- **0.5 miles from Wood Green Station.** Trains running to King Cross St. Pancras Underground station

Description

Parma House comprises of various studio and office space benefiting from the following amenities:

Amenities

- 24 hour access
- Cycle racks
- Passenger lift
- CCTV
- Conference and meeting rooms
- Centre Manager
- Parking facilities (available by separate licence)
- Recycling facilities

Total Internal Area	9,281	862.2

Floor areas have been provided to us by the Landlord and have not been physically verified. Incoming Tenants must satisfy themselves as to the accuracy of areas.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is available, direct from the landlord, on a term to be agreed.

Rent

£7,734.17 per calendar month

Business Rates

Interested parties are advised to make their own inquiries with the local authority.

VAT

Plus VAT if applicable

EPC

Available upon request.

Legal Costs

The incoming tenant is liable for both parties legal cost incurred within the transaction.

Viewing

Strictly by appointment with sole agents
Strettons
Waltham House
11 Kirkdale Road
E11 1HP
Tel: 020 8520 1918
Fax: 020 8520 8022
strettons.co.uk

Charlie Cook

07967 776 358

charlie.cook@strettons.co.uk