

Stuart Crescent, London, N22 5NN

COMMERCIAL PREMISES TO LET – STUART CRESCENT, WOOD GREEN, LONDON N22 5NN

Rent: £35,000 per annum
New Lease – Terms Negotiable
Ground Floor Commercial Premises
In-going tenant to pay Landlords legal fees

Unique Estates are pleased to offer this well-positioned ground floor commercial premises to let on Stuart Crescent, Wood Green, N22.

The property provides generously proportioned accommodation and offers a versatile layout suitable for a variety of commercial uses, subject to the necessary consents.

The premises comprise a large main commercial area, spacious rear office, separate kitchen, two WC facilities, and a private rear garden/yard area, providing useful additional external space.

The property also benefits from double glazed windows, gas central heating and an entry phone/buzzer system.



£35,000 Per annum

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for business purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with letroplan 12/2019



- RENT: £35,000 per annum
- Ground floor commercial premises
- New lease available – terms negotiable
- Large main commercial area
- Spacious rear office & Separate kitchen
- Two WC facilities
- Private rear garden/yard area
- Double glazed windows & Gas central heating
- Entry phone/buzzer system
- Excellent Wood Green location & Good public transport connections



The property Misdemeanors Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.