



## Unit 3 Guillemot Place

CLARENDON ROAD

WOOD GREEN

LONDON

N22 6XG

### WAREHOUSE TO LET - NEW LEASE

5,790 Sq Ft (537.9 SqM)

*Potential to increase to circa 9,500 Sq Ft*

#### LOCATION

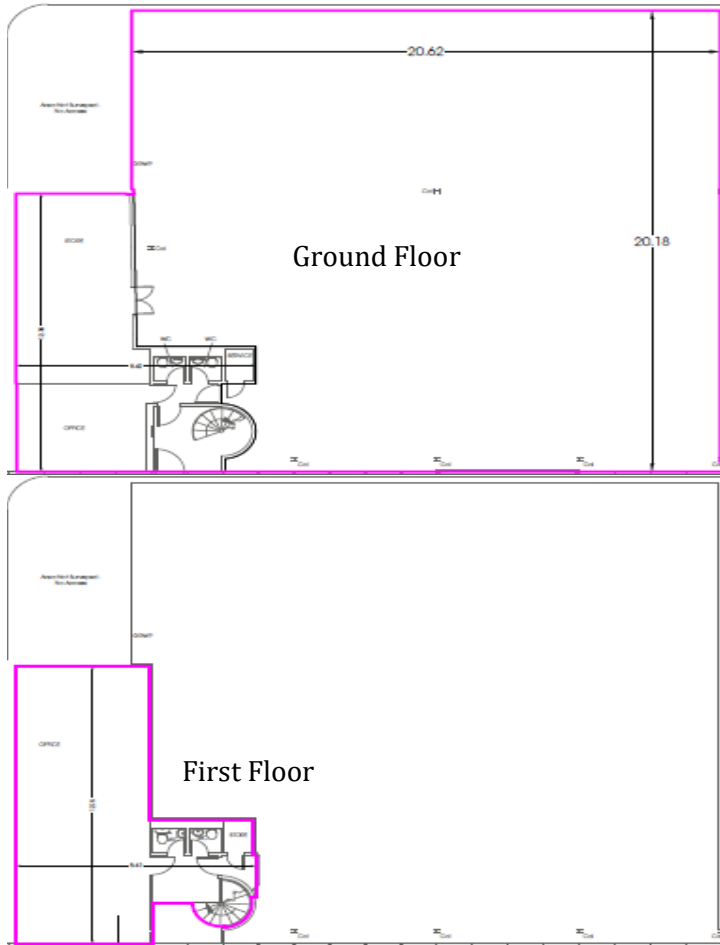
The property is situated conveniently 0.5 miles from both Wood Green and Alexandra Palace Train Stations, as well as being a short walk from the local busy high street. The property is just under 2 miles (approx. 10 mins drive) from the A406 (North Circular Road) and A10 routes in/out of London.

#### DESCRIPTION

Guillemot Place was built in the 1980's and comprises 23,694 sq ft across 3 separate units. Unit 3 is of steel frame construction, brickwork walls and glazed curtain walling to the front elevation. It comprises a main open plan warehouse with an eaves height of 5.8m. There is partitioned office space on Ground & First Floor levels, and the unit will be let with 6 parking spaces. The unit would suit a variety of occupiers and is ready for a tenant to fit out. *Unit 3 has potential for a significant increase in mezzanine floor area and the Landlord will consider incentives/contributions towards this work.*



## EXISTING FLOORPLANS (not to scale)



## CURRENT FLOOR AREAS

GF Warehouse	4,239 Sq Ft (393.8 SqM)
GF Office	772 Sq Ft (71.7 SqM)
1F Office	779 Sq Ft (72.4 SqM)
<b>TOTAL</b>	<b>5,790 Sq Ft (537.9 SqM)</b>

## RENT

£92,640 pax (£16 per square foot)

## LEASE

A new full repairing & insuring lease available on terms to be agreed

## BUSINESS RATES

2017 Rateable Value is £45,750.

Interested parties should make their own enquiries

## ANNUAL SERVICE CHARGE

£2,820 (based on 2020/21 Budget)

## VAT

Applicable on all sums

## EPC RATING

C72

## COSTS

Each party to bear their own legal costs

## LOCATION





## OPPORTUNITY

Unit 3 has potential for a significant increase in mezzanine floor area (Landlord will consider incentives/contributions towards this work), and initial proposals have already been drawn up to provide an idea/example of what can be achieved:

### Proposed GF plan & CGI



### Proposed Mezz plan & CGI



## ALL ENQUIRIES

PLEASE CONTACT JOINT SOLE AGENTS

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