



## Warehouse/Workshop Unit TO LET

**6,770 sq ft**

**Elco House, 22-24 Homecroft Road, Wood Green,  
London N22 5EL**

Local Knowledge, Regional Coverage

Basildon  
01268 851600

Docklands  
020 7474 9898

Enfield  
020 8342 2700

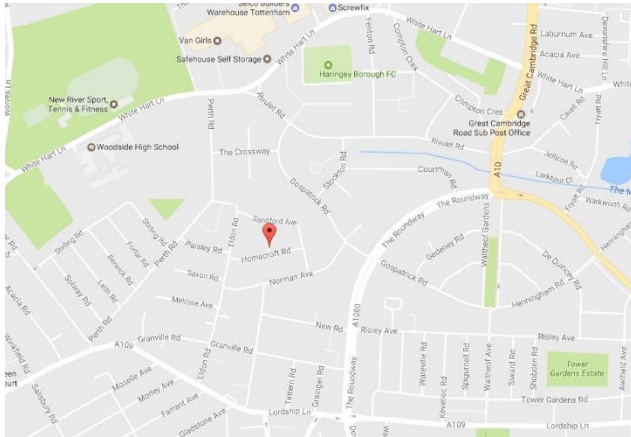
Farringdon EC1  
020 7256 7400

Harlow  
01279 626555

Romford  
01708 877866

## Location

The property is situated within a predominantly residential area, between the A10 Great Cambridge and White Hart Lane which provide access to Wood Green to the east, along the A406 North Circular Road and Central London. White Hart Lane overground station is within a short driving distance.



## Description

The unit comprises a self-contained warehouse all arranged at ground floor under a pitched roof with a clear internal height of 3m, and benefiting from a roller shutter loading, separate personnel door, excellent natural light and WC's.

There is loading and car parking to the front of the unit.

## Accommodation

The property has a gross internal floor area of 6,770 sq ft.

## Lease

A new full repairing and insuring lease for a term of 5 years, or longer with mutual breaks every 5 years outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

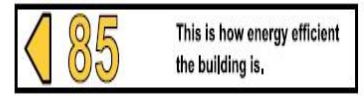
## Rent

£86,000 per annum exclusive.

## Business Rates

To be assessed.

## Energy Performance Certificate



## Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information

Strictly by appointment through sole agents:



**Ben Pater**

[ben@sbhpageread.co.uk](mailto:ben@sbhpageread.co.uk)

**020 7474 9898**

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