



Unit 1 Guillemot Place

CLARENDON ROAD

WOOD GREEN

LONDON

N22 6XG

WAREHOUSE TO LET

9,192 Sq Ft (853.9 SqM)

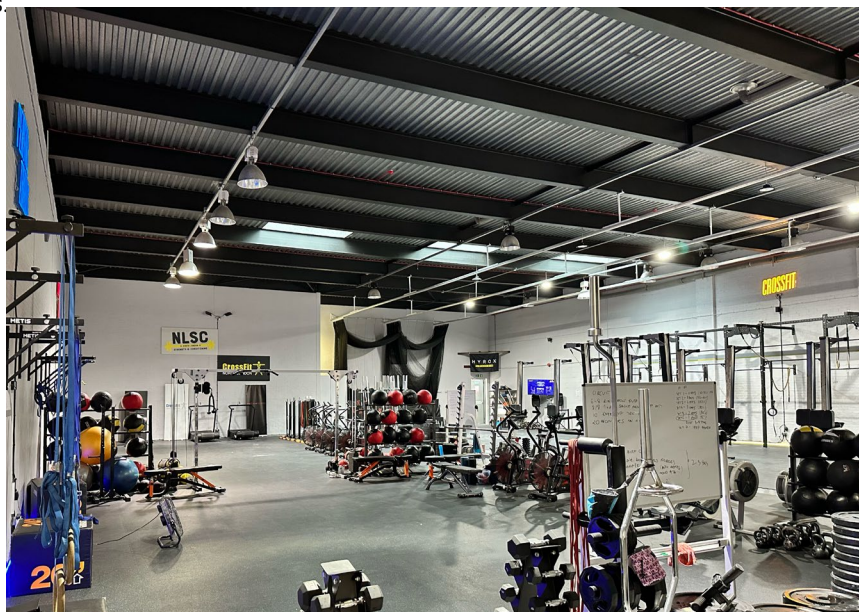
Class E

LOCATION

The property is situated conveniently 0.5 miles from both Wood Green (Piccadilly) and Alexandra Palace Train (Overground) 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

Unit 1 is of steel frame construction, brickwork walls and glazed curtain walling to the front elevation. The unit has been recently refurbished and comprises a main open plan area currently used as a gym with an eaves height of 5.8m. The property also has a fitness studio (could be used for offices / storage) as well as shower facilities and treatment rooms. There is demised parking for 10 cars and the unit would suit a variety of occupiers.





FLOOR AREAS

GF Warehouse	7,517 Sq Ft	698.3 Sq M
1st Floor	1,675 Sq Ft	155.6 Sq M
TOTAL	9,192 Sq Ft	853.9 Sq M

LEASE

The property is currently let on a FRI lease expiring 28th November 2029. The passing rent is **£137,880 pax** (£15 psf).

There is a rent review on 30th September 2025 to the higher of £147,072 pax or open market rental value.

There is a tenant only option to break on 30th September 2025.

The lease is contracted outside of the Landlord and Tenant Act 1954.

BUSINESS RATES

Interested parties should make their own enquiries

ANNUAL SERVICE CHARGE

£5,200 (based on 2023/24 Budget)

VAT

Applicable on all sums

EPC RATING

EPC rating 'D'

COSTS

Each party to bear their own legal costs

ALL ENQUIRIES

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