

Stuart Crescent, London, N22 5NN

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

Rent: £40,000 Per Annum
New Lease – Terms Negotiable
First & Second Floor Commercial Premises
In-going Tenant to Pay Landlord's Legal Fees

Unique Estates are pleased to offer this well-positioned first and second floor commercial premises situated on Stuart Crescent, Wood Green, London N22 5NN.

The property offers generously proportioned and versatile commercial accommodation, providing an excellent opportunity for a variety of businesses and commercial uses, subject to the necessary planning permissions and consents.

The accommodation comprises a large main commercial area, spacious rear office, separate kitchen and two WC facilities.

The premises further benefit from:



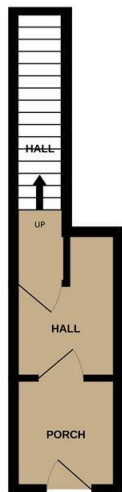
£40,000 Per annum

11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050

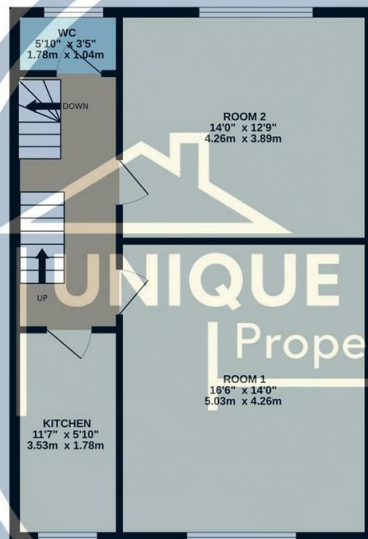
Email: info@uniqueestates.co.uk Web: www.uniqueestates.co.uk

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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

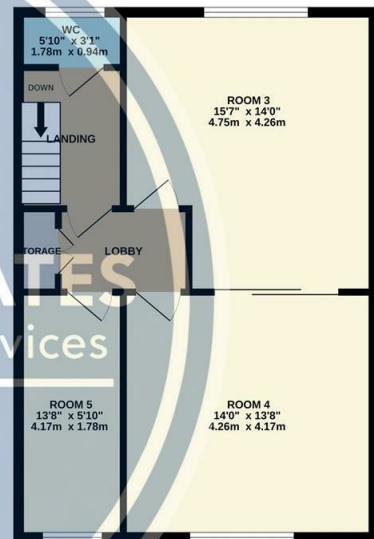
GROUND FLOOR
120 sq.ft. (11.2 sq.m.) approx.



FIRST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



SECOND FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- First & Second Floor Commercial Accommodation
- 5 Separate Commercial Areas
- Separate Kitchen
- Two WC Facilities
- Double Glazed Windows & Gas Central Heating
- Entry Phone/Buzzer System on first and second floor
- New Lease Available
- Lease Terms Negotiable
- RENT: £40,000 Per Annum
- Great location and transport links



The property Misdescriptions 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.