

TO LET

LIGHT INDUSTRIAL, OFFICE AND CREATIVE SPACE

D308 THE CHOCOLATE FACTORY, CLARENDON ROAD, WOOD GREEN, N22 6XJ

TOTAL AREA: 6,640 FT² (616.9 M²)



THE CHOCOLATE FACTORY, CLARENDON ROAD

WOOD GREEN, N22 6XJ



Located in Wood Green, just off the A105 High Road which is accessible from the A406 to the north. Both Wood Green tube station (Piccadilly line) and Alexandra Palace station (mainline) are about ½ a mile from The Chocolate Factory as is Broadway High Street with its shops, restaurants and bars. Numerous bus routes also service the area.

Transport Links

- **0.5** miles to **Wood Green Underground** for the Piccadilly line.
- **0.6** miles to **Alexandra Palace** for the Great Northern line and Thameslink
- **0.6** miles to **Lordship Lane** bus stop,

Description:

Workshop space based in the heart of Wood Green's expanding creative sector. The Chocolate Factory is already home to a host of creative occupiers. As well as a newly refurbished café the units benefit from the following amenities;

Amenities:

- 24 hour access
- CCTV
- Cycle racks
- Site Manager
- Staffed reception
- Showers
- Parking (available by separate agreement)

Accommodation:

Unit	ft ²	m ²
Total	6,640	616.9

Floor areas have been provided to us by the Landlord and have not been physically verified. Ingoing Tenants must satisfy themselves as to the accuracy of areas.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Rent:

£5,533.34 per calendar month

Service Charge:

Budget 2018/2019: To be reviewed annually.

Business rates:

London Borough of Haringey.

Interested parties are advised to make their own inquiries with the Local Authority.

EPC:

Available upon request.

Legal Costs:

Each party to bear their own legal costs in this transaction.

Viewing:

Strictly by appointment with Strettons:

Waltham House
11 Kirkdale Road
London
E11 1HP

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