



## Unit 7

St. Georges Industrial Estate, Wood Green, N22 5QL

### Prominent Unit To Let on an established industrial estate

**12,138 sq ft**  
(1,127.66 sq m)

- Available immediately
- 6.6m eaves height
- Full height roller shutter
- 17 Parking Spaces
- Great connectivity to the North Circular and M25

## Summary

|                |                    |
|----------------|--------------------|
| Available Size | 12,138 sq ft       |
| Passing Rent   | £191,340 per annum |
| Rates Payable  | £106,560 per annum |
| Rateable Value | £192,000           |
| EPC Rating     | D                  |

## Location

The property is located off White Hart Lane in Tottenham, North London, providing excellent road connectivity to the surrounding areas of Wood Green. The A406 (North Circular) is a c.5 minute drive away, with the M25 accessible via junction 25 - 6.5 miles away, offering strong links to North London and the wider strategic road network.

The estate is well established, with neighbouring industrial occupiers including national operators such as Howdens and Sema Foods Ltd.

## Description

The property comprises a reinforced concrete frame with an eaves height of 6.6 meters. The warehouse has a concrete floor with strip fluorescent lighting & a load-bearing mezzanine. Loading access via full-height shutter.

There is existing showroom area and office space across the ground and first floor. The offices are fitted with suspended ceilings, CAT C lighting, tiled flooring and perimeter trunking. Staff facilities include kitchenette, male and female and disabled WC.

Externally, the property includes a loading area and 17 allocated car parking spaces.

## Accommodation

The accommodation comprises the following areas:

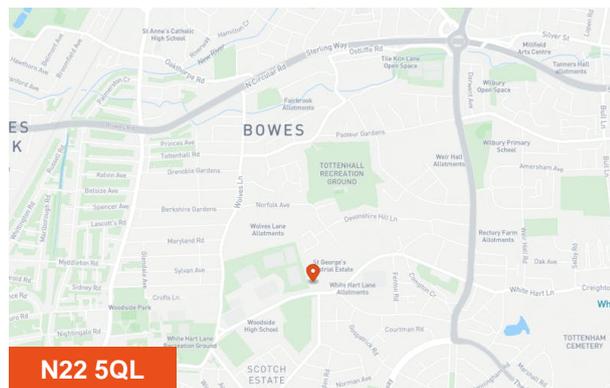
| Name                      | sq ft         | sq m            |
|---------------------------|---------------|-----------------|
| Ground - Warehouse        | 9,419         | 875.05          |
| Ground - Showroom/Offices | 788           | 73.21           |
| 1st - Offices             | 866           | 80.45           |
| Mezzanine                 | 1,065         | 98.94           |
| <b>Total</b>              | <b>12,138</b> | <b>1,127.65</b> |

## Terms

Available by way of assignment of an existing lease expiring on 7th March 2027 at a passing rent of £191,340 pa.

## Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



## Viewing & Further Information

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### George Ives

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george.ives@htc.uk.com

### Equipment Count

| Area                                | QTY |
|-------------------------------------|-----|
| Trade Counter (Front Merchandising) | 25  |
| Trade Counter (Back)                | 1   |
| Small parts (Mezz)                  | 12  |
| Small parts (GF)                    | 6   |
| MDF (GF)                            | 28  |
| MDF (Mezz)                          | 34  |
| Small Storage Baskets (Ground)      | 14  |
| Small Storage Baskets (Mezzanine)   | 20  |
| Warehouse Pallet Racking            | 57  |
| Long Span (Ground)                  | 4   |
| Cantilever                          | 1   |
| Showroom Bays                       | 9   |
| Stillage Frame positions            | 3   |
| PAL BOX psn(counted as basket)(G)   | 3   |



City Plumbing Supplies  
Property Department  
Eldon Way, Crick Ind Estate,  
Crick, Northampton  
NN6 7SL

### CPS Wood Green (6190)

| Area                                | Sq Ft |
|-------------------------------------|-------|
| Gross Internal Area (Ground)        | 10699 |
| Total (Ground + W/Mezz + FF)        | 12692 |
| Warehouse (Mezzanine)               | 974   |
| Warehouse (Ground)                  | 8413  |
| WCs (Back of Branch FF)             | 68    |
| Canteen FF                          | 823   |
| WCs (Front of Branch GF)            | 48    |
| Admin + Office Area GF              | 440   |
| Admin + Office Area FF              | 77    |
| Showroom                            | 827   |
| Trade Counter (Rear Merchandising)  | -     |
| Trade Counter (Front Merchandising) | 514   |
| Misc (GF/FF)                        | 101   |

### Area Key

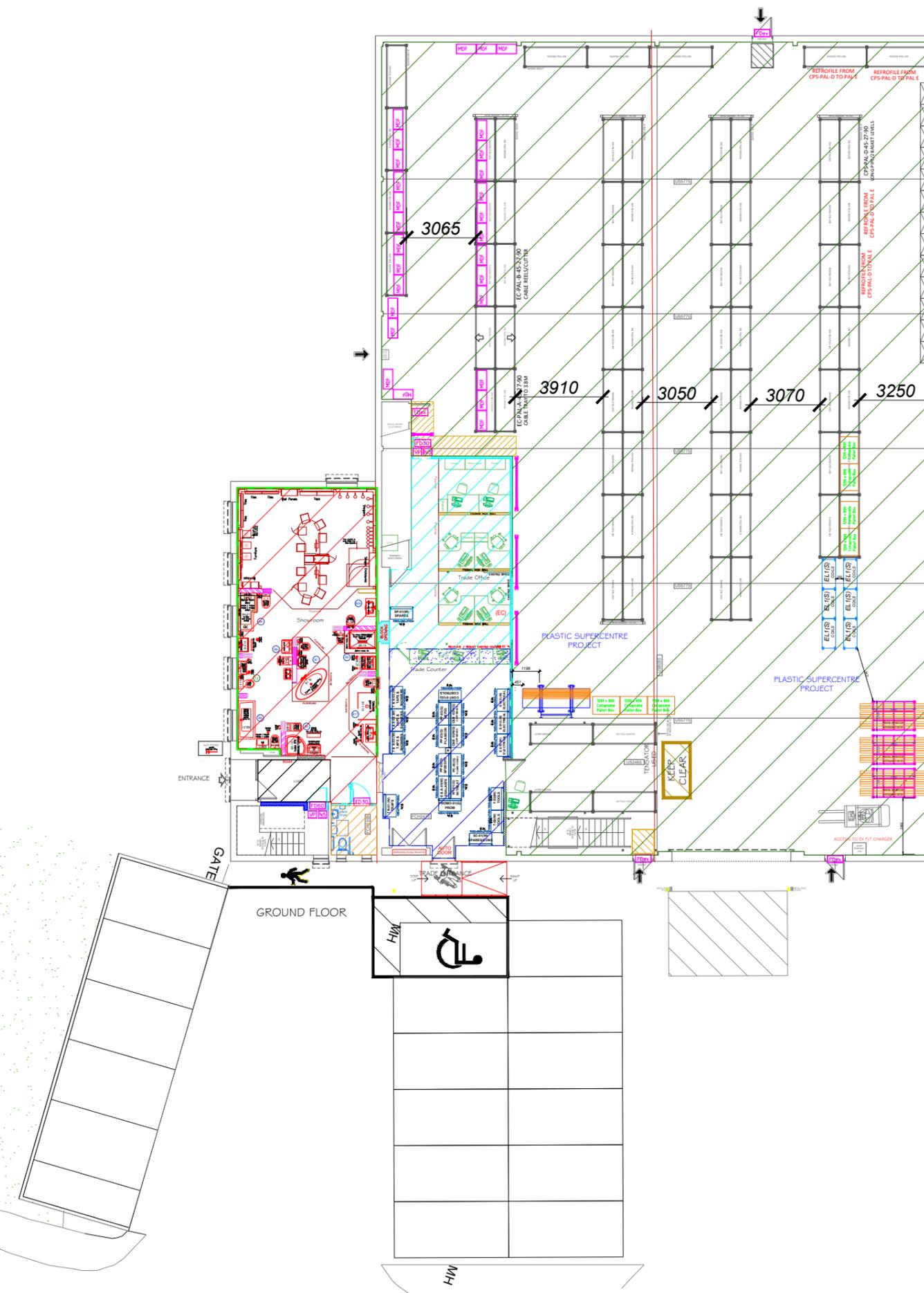
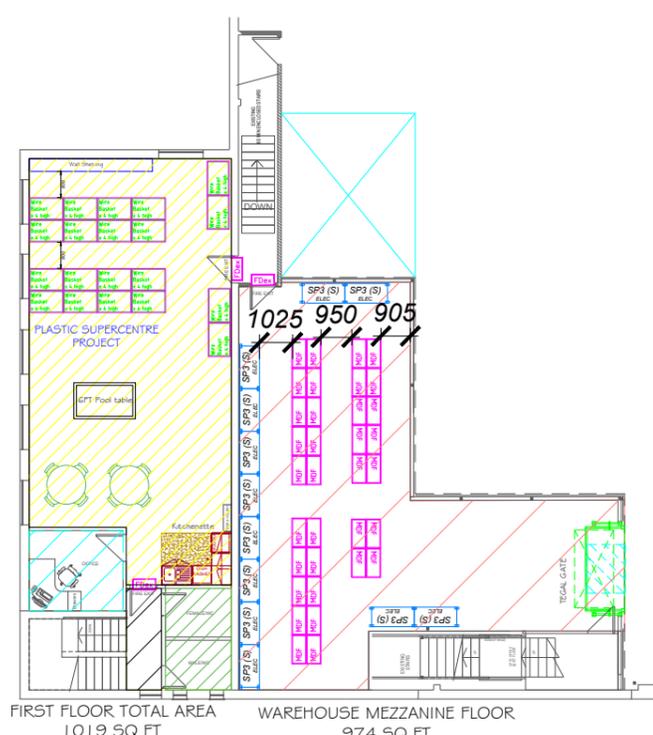
- Trade Counter
- Showroom
- Admin & Office
- Front of Branch Toilet
- Back of Branch Toilet
- Canteen
- Miscellaneous
- Warehouse
- Warehouse Mezzanine
- Carpark

Branch Address  
CITY PLUMBING SUPPLIES  
Unit 7  
St Georges Industrial Estate  
Wood Green, White Hart Lane  
London N22 5QL

|               |                |              |              |
|---------------|----------------|--------------|--------------|
| Drawn By      | JJM            | Checked by   | N/A          |
| Scale         | N/A            | Drawing Size | A3           |
|               |                | Date         | 29.10.24     |
| Drawing Title | CPS Wood Green |              | Revision 1.0 |

ALL FIGURED DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING ON SITE.  
DO NOT SCALE FROM THIS DRAWING.  
ANY CONFLICTING INFORMATION FOUND ON THE DRAWING MUST BE REPORTED FOR CLARIFICATION.  
ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH RELEVANT AND CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

| No. | Revision | Date |
|-----|----------|------|
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**AREA PLAN - AS BUILT - 29.10.24**