



STRETTONS



Wheeler House, 2 Caxton Road, Wood Green, London, N22 6FG

Class E Retail / Leisure To Let | £45,000 per annum | 2,441 sq ft

020 8520 9911
www.strettons.co.uk

Ground and first floor corner unit, in shell and core condition, within 6 minute walk of Wood Green Station



- Shell and core
- Return frontage
- 6 minute walk to Wood Green Tube Station
- Good natural lighting
- 4 minute walk to Market Hall shopping centre

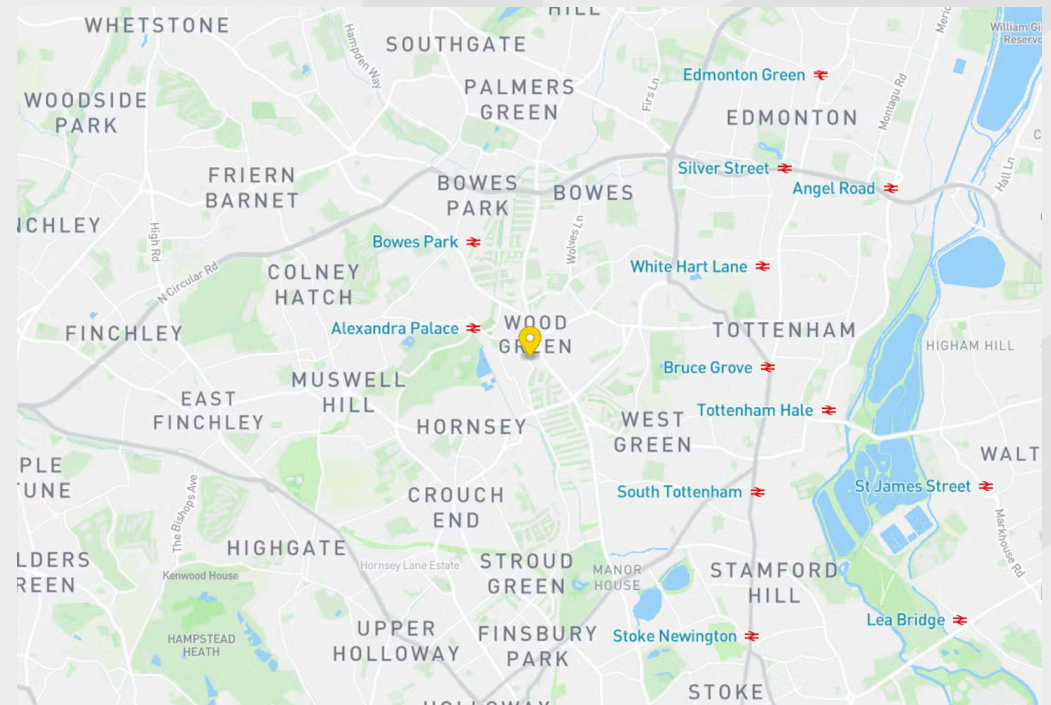


Description

The property comprises a prominent two-storey corner retail unit arranged over the ground and first floors, offered in shell and core condition. The unit occupies a prominent corner position and benefits from a return glazed frontage, providing good levels of natural light, and generous floor-to-ceiling heights. The property further benefits from extensive pay-and-display parking outside the premises.

Location

The unit occupies a prominent corner position on Caxton Road within a well-established commercial and residential area. The surrounding area benefits from a strong mix of independent occupiers alongside national operators including Iceland, Costa and Five Guys. There is also a number of public transport routes into the area, with Wood Green Station located approximately a 6-minute walk away, and a number of convenient local bus routes. The property is also situated in close proximity to the Market Hall Shopping Centre.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Availability
Ground	1,386	128.76	Available
1st	1,055	98.01	Available
Total	2,441	226.77	

Tenure

New Lease

EPC

A (24)

VAT

Upon enquiry

Configuration

Shell and Core

Contacts

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Further Information
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