

West Gate Lodge

St. Ann's Development, Haringey, N15 3TH

To Let



Healthcare Opportunity within North London

Part of a significant mixed use development



West Gate Lodge, St. Ann's Development, Haringey, N15 3TH



Quoting Rent
£40,000pa



Size
**1,440 sq ft GIA
(approx.)**



Prominent location
Haringey



Planning
Class E, F1 & F2



Population
264,130

Location

West Gate Lodge is situated within Haringey, a diverse and vibrant North London Borough. It has a strong appeal to many young professional and families, benefiting from good transport links and ample green spaces.

The premises forms part of a new mixed-use development, just off St. Ann's Road, adjacent to St Ann's Hospital, on a main route linking Tottenham with the Green Lanes area. There are several bus routes connecting to the location and Seven Sisters underground station and Harringay Green Lanes overground station are nearby.

Masterplan

The property forms part of a major regeneration being marketed as North Gate Park, comprising c. 1,000 new homes, with the first residents scheduled to take occupation in late 2025. The scheme includes 160 homes with 3+ beds, and 650 homes with 2+ beds.

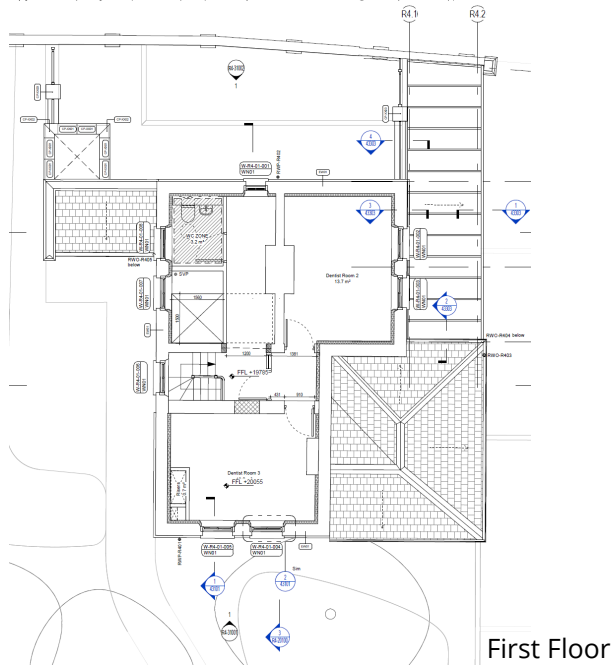
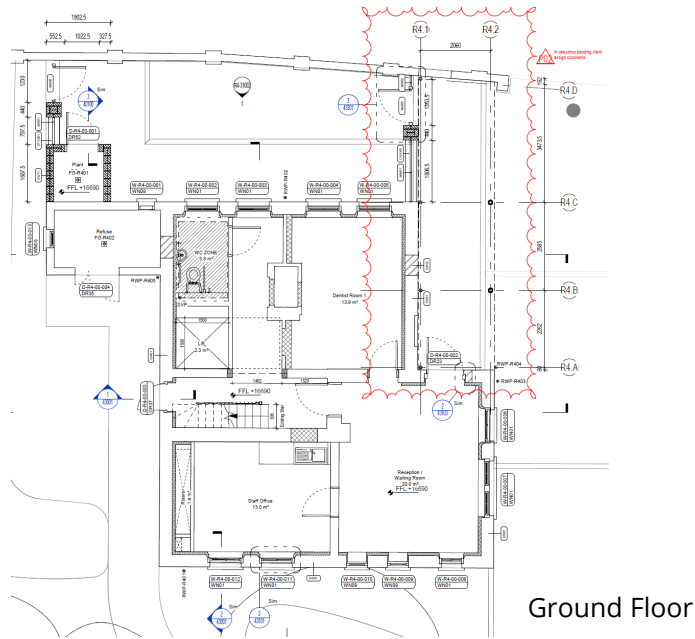
At the heart of the masterplan is a new 3-acre park, adjacent to Mayfield House (proposed nursery), with mature trees and a playground. Other commercial uses to be delivered include a convenience store, workspace buildings, café, health & fitness, and other complimentary uses.

Property

The building includes internal accommodation over ground and first floors with the following approximate gross internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	893	83
First	547	51
Total	1,440	134

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Lease

The subject space is available on a pre-let leasehold basis on terms to be agreed.

Quoting Rent

£40,000 pa

Service Charge

There will be a service charge, estimated at £1 per square foot.

Fit Out

The landlord is assuming a shell and core handover.

Timing

The forecasted delivery of the unit is the end of April 2025.

Planning

The premises falls within Class E, F1 & F2 of the Town & Country Planning (Use Classes) Order 2020 as approved of part of the wider planning application HYG/2022/1833.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The unit is currently under development so is yet to be assessed, this will be evaluated upon completion.

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

An EPC certificate is to be commissioned post completion of the works.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

The site is elected for VAT and will be charged at the standard rate.

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February 2025

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