

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
£40,000 pa



Size
**1,451 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 professionals 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 168 homes with 3+ beds, and 827 homes with 2+ beds.

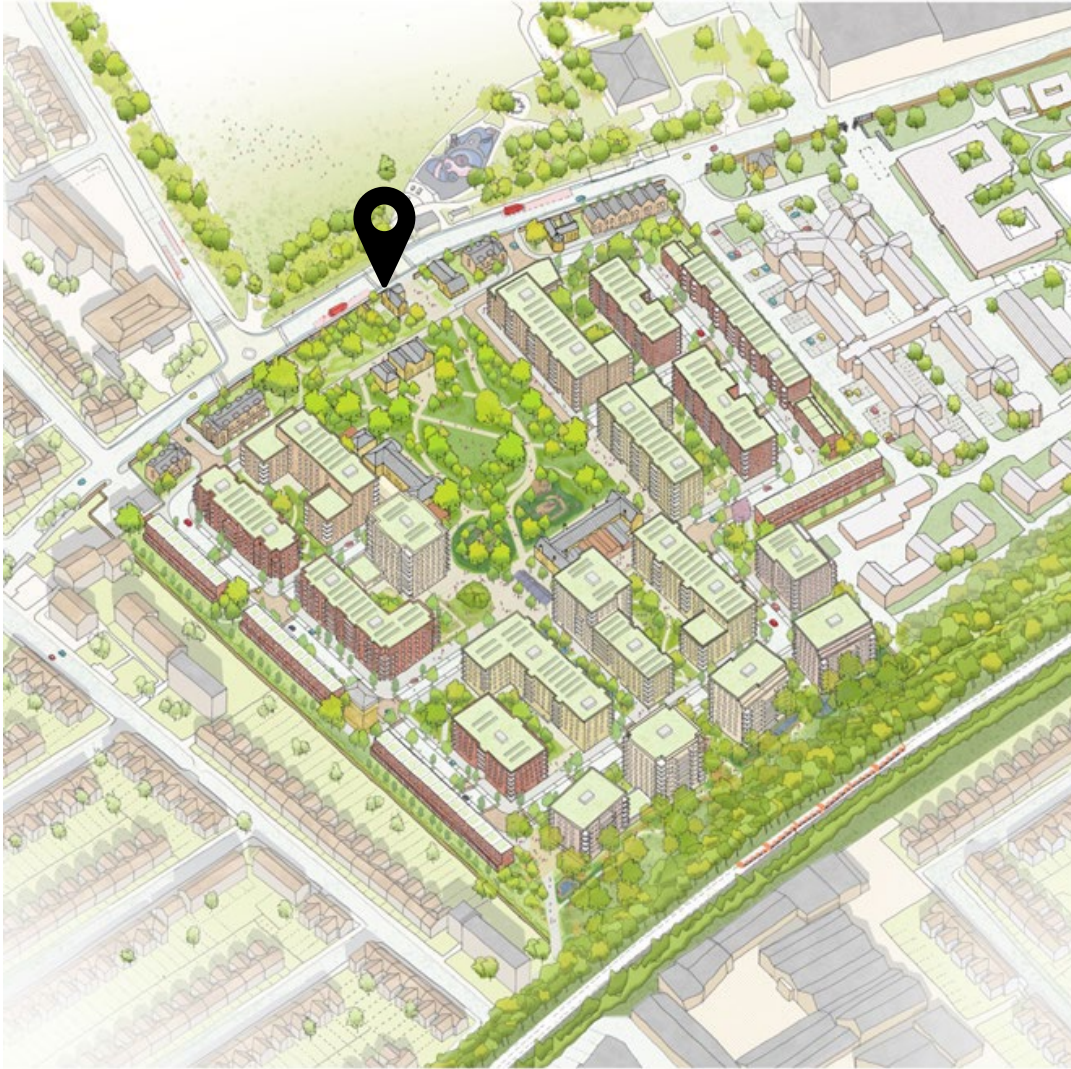
At the heart of the masterplan is a new 3-acre park, adjacent to Mayfield House (proposed nursery), with mature trees and a playground. Other commercial uses to be expected include a convenience store, workspace buildings, café, health & fitness, and other complimentary uses.

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	904	84
First	547	51
Total	1,451	135

West Gate Lodge, St. Anns Development, Haringey, N15 3TH



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 £0.50 per square foot.

Fit Out

The landlord will handover in shell and core condition.

Timing

The forecasted delivery of the unit is Autumn 2026.

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.

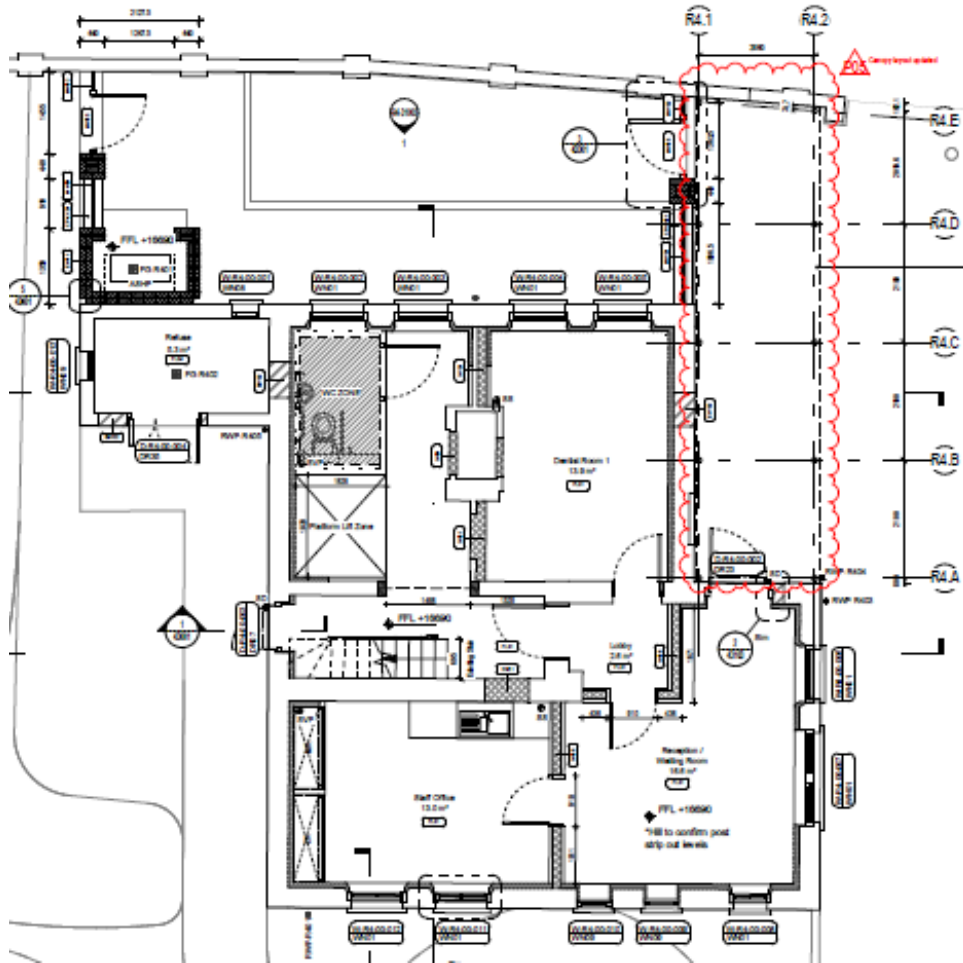
Legal Costs

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

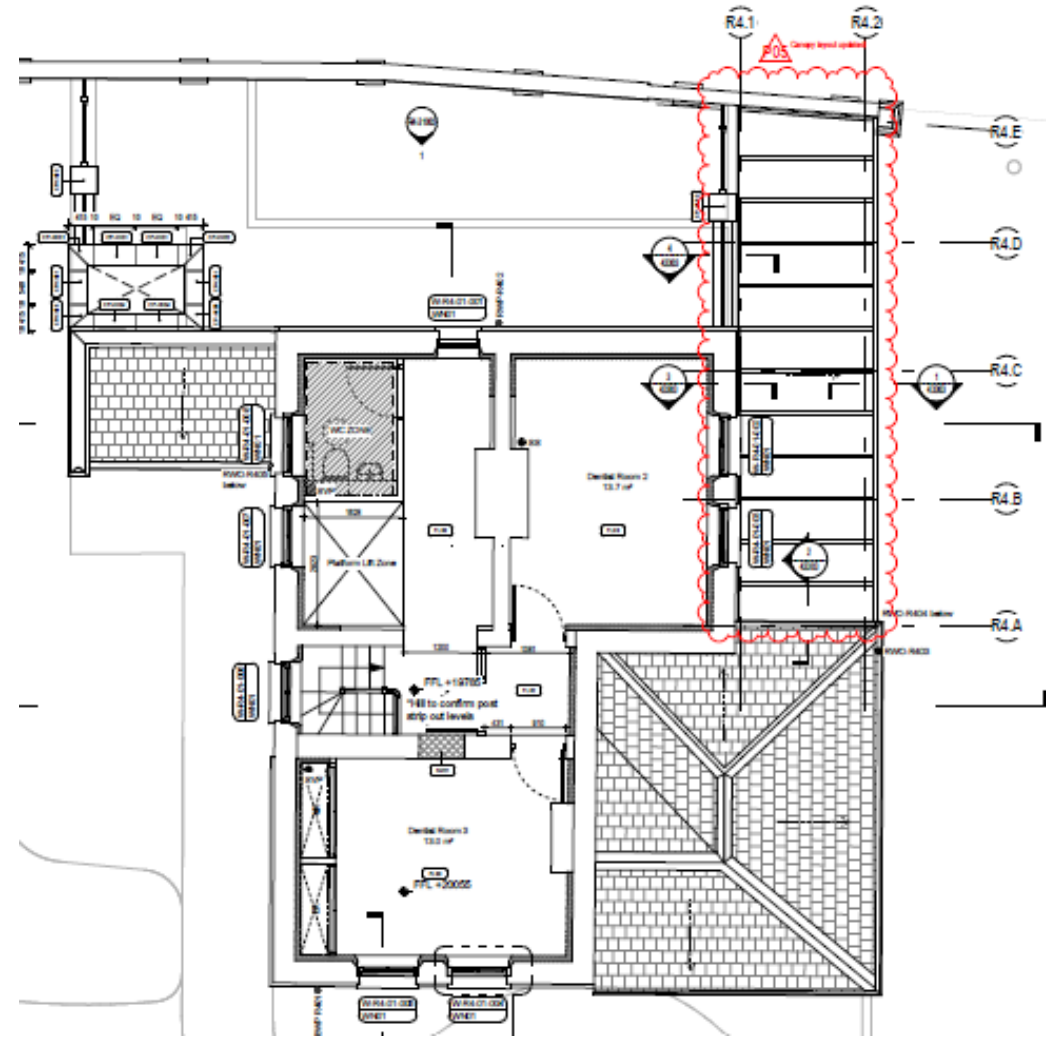
VAT

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

West Gate Lodge, St. Anns Development, Haringey, N15 3TH

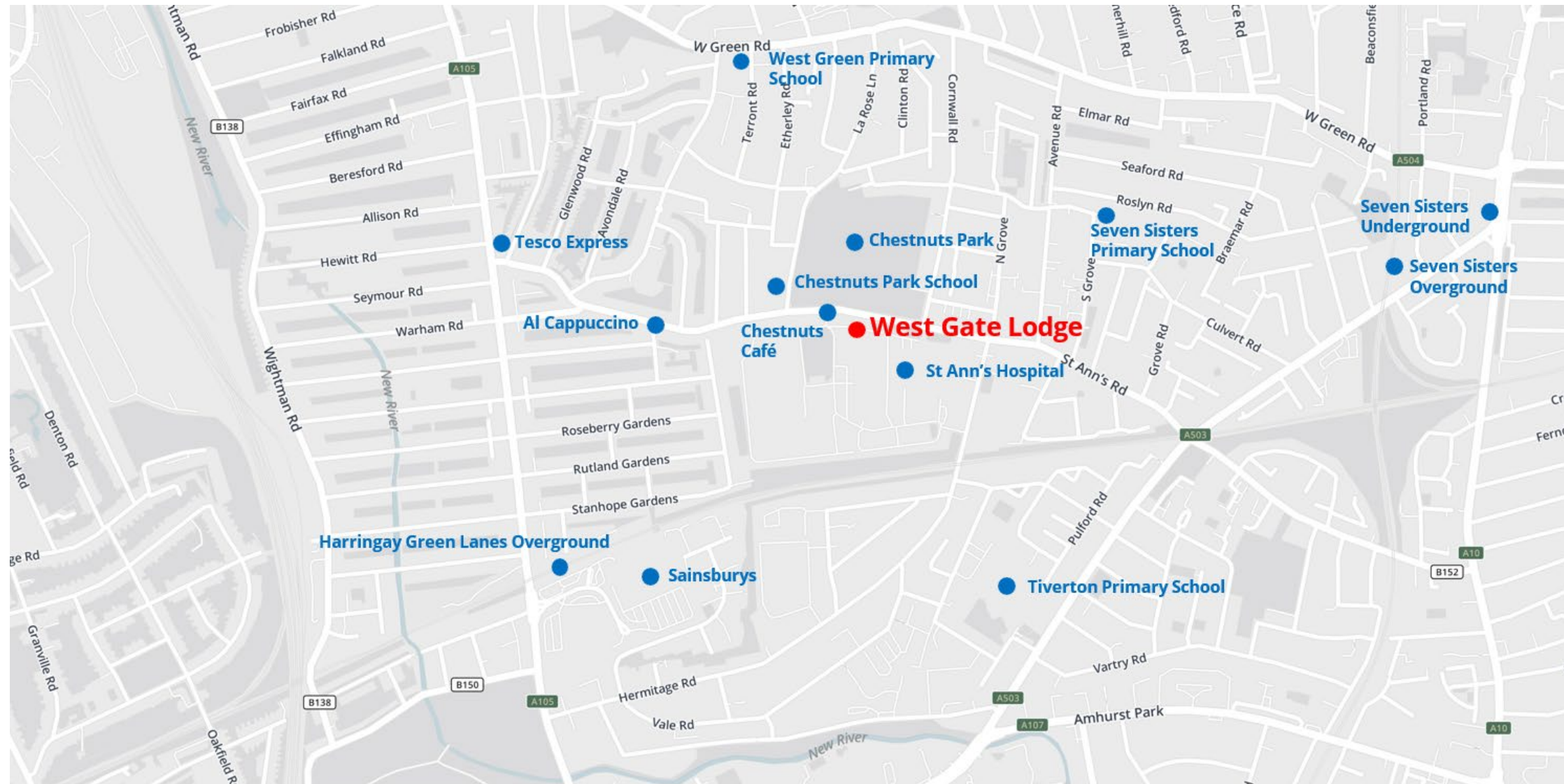


Ground Floor



First Floor

West Gate Lodge, St. Anns Development, Haringey, N15 3TH



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Get in touch for more information:

Richard Jones

+44 (0)7717 720808

richard.jones@avisonyoung.com

Sam Bellamy

+44 (0)7827 079762

sam.bellamy@avisonyoung.com

February 2026

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



avisonyoungretail.co.uk