

Reference: AAP01401

Land fronting Western Road, London, N22 6UB

Haringey, N22 6UB

☆ Flexible Lease Available

To Let

£1,120 pcm

2,710 sq ft

Flexible Use

 [Google Maps](#)



Land fronting Western Road, London, N22 6UB



£1,120 per month + VAT

£13,440 p/a · £5 per sq ft



Flexible Use

For multiple industries



2,710 sq ft internal

252 sq m



Reference

AAP01401



24/7 access



Private yard



Self-contained site



Vehicle access

WHAT'S NEARBY



Alexandra Palace Station

6 min drive



Woodgreen Underground Station

7 min drive



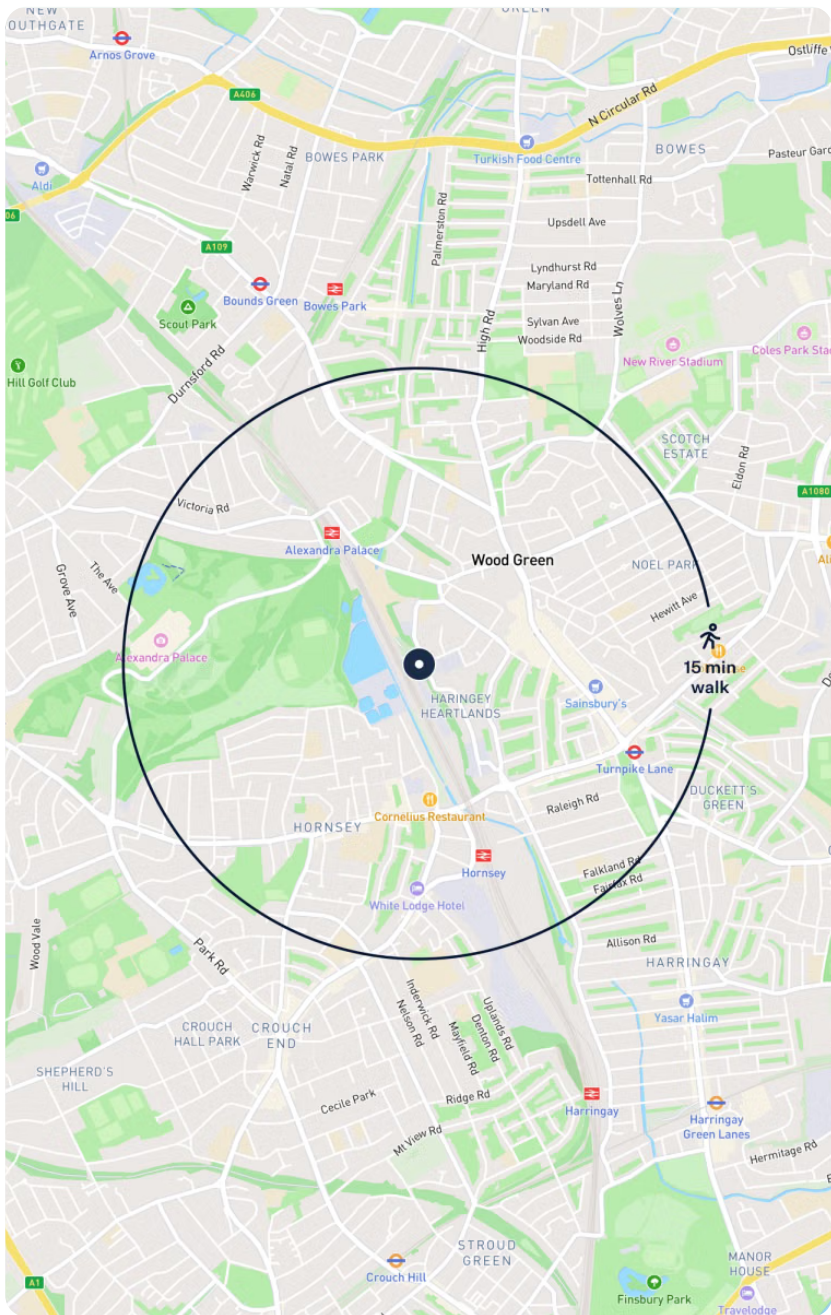
North Circular Road

10 min drive



Google Maps

Images Coming Soon



Location

Land fronting Western Road, London, N22 6UB

 sudden.fats.cube

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Alexandra Palace Station

6 min drive



Woodgreen Underground Station

7 min drive



North Circular Road

10 min drive



15 min walk

Cost Breakdown

Costs Per Month

Rent	£1,120
Business Rates	Call for details
Insurance	£10
Service Charge	Call for details

Total	Call for details
--------------	-------------------------

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£13,440
Business Rates	Call for details
Insurance	£120
Service Charge	Call for details

Total	Call for details
--------------	-------------------------

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

