



PER ANNUM

**£31,860 Per Annum**

**Station Road**

London, N22 7DE

#### LOCATION

Located in Wood Green, a bustling area in the London Borough of Haringey, situated about 6.5 miles north of central London. Wood Green serves as a prominent commercial center with a wide variety of shops, restaurants, and cultural attractions, making it a lively and diverse neighborhood. The area is also home to Wood Green Underground Station on the Piccadilly Line, which offers direct access to central London, making it highly connected for commuters.

#### DESCRIPTION

This bright and airy flexible coworking space has a contemporary design that features an abundance of plants and flowers to stimulate wellness, productivity, and collaboration. Whether you are searching for a place for your business to call home or simply looking for professional meeting rooms, Clockwise Wood Green is the ideal location for outstanding flexible office space in London.

Explore casual and dedicated membership options with one simple price, no hidden terms, small print or fees.

#### ACCOMMODATION

Gross Internal Area: 305 sqf (28.3sqm)

#### AMENITIES

- Breakout areas, kitchenettes and club lounges
- Five meeting rooms for up to 16 people
- Event spaces and two roof terraces
- Two Hands Café serving hot and cold food and drinks
- Parking onsite
- Technology for collaboration, from the app to the AV
- Unlimited, high speed and secure WiFi
- 24/7 Access
- A dedicated office support team; reception, cleaning, maintenance and security
- Ability to flex and grow with your business

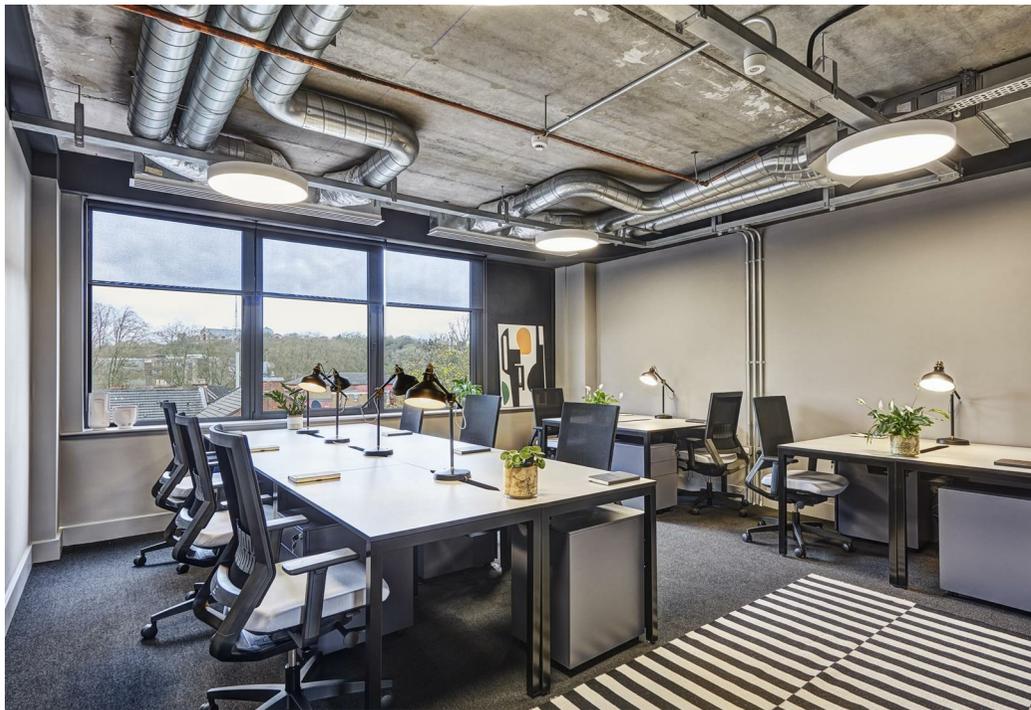
#### TERMS

from monthly rolling to 12-month term. Fully serviced offering here with an all-inclusive rate.

#### Business Rates

Parties are advised to make their own enquires with the local authority.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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