

CAXTON



SQUARE



Cradick
RETAIL PROPERTY CONSULTANTS

Over 10,000ft²
of commercial
space

540,000ft² London
shopping centre
adjacent

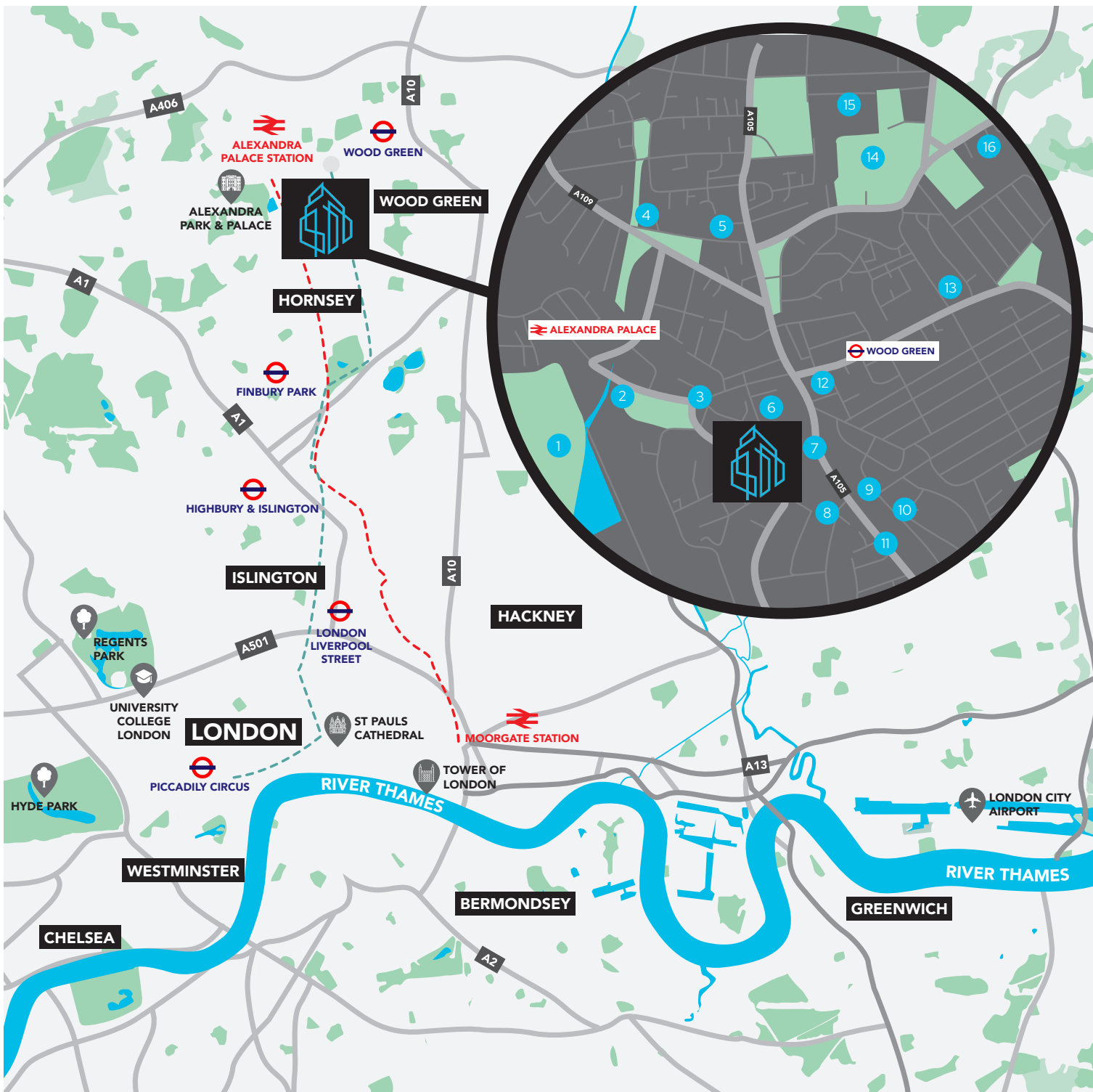
Over 4,500 new
homes in the
local area

5-min walk to
The Chocolate Factory
offices and studio

Walking distance to Wood
Green Underground Station and
Alexandra Palace Train Station

83 new
residential
homes above

**Weston
Homes**



WHY INVEST IN WOOD GREEN?

- 1 Alexandra Park
- 2 Heartlands High School
- 3 Noah's Ark Nursery
- 4 The Prince
- 5 Trinity Primary Academy
- 6 Morrisons
- 7 The Mall Wood Green
- 8 Boots
- 9 Lidl
- 10 Barclays
- 11 Tarshish
- 12 Vue Cinema
- 13 Tesco Express
- 14 Recreation Ground
- 15 St Thomas More School
- 16 Woodside High School

--- Railway Line
 --- Underground Lines

LUXURY LONDON LIVING

Standing 8-storeys tall with balconies overlooking the Wood Green Mall, Weston Homes' latest residential development 'Caxton Square' provides 83 two and three-bedroom properties and over 10,000ft² of commercial floorspace, with flexible configuration, in the sought-after area of Wood Green, London.

In a striking design that stitches seamlessly into the local area, Caxton Square stands on the corner of Mayes Road and Caxton Road just off the High Street and adjacent to one of the principal car parks. In 1880, Caxton Road was home to Barratts, who have grown to be one of the biggest confectionery manufacturers of the twentieth century, known for their fruit salad and blackjack sweets. The site is now The Chocolate Factory, a collection of offices and studios that bring employment opportunities into the locality. Wood Green is home to a variety of national and independent retail and leisure operators, all within easy reach of Caxton Square.



The Chocolate Factory



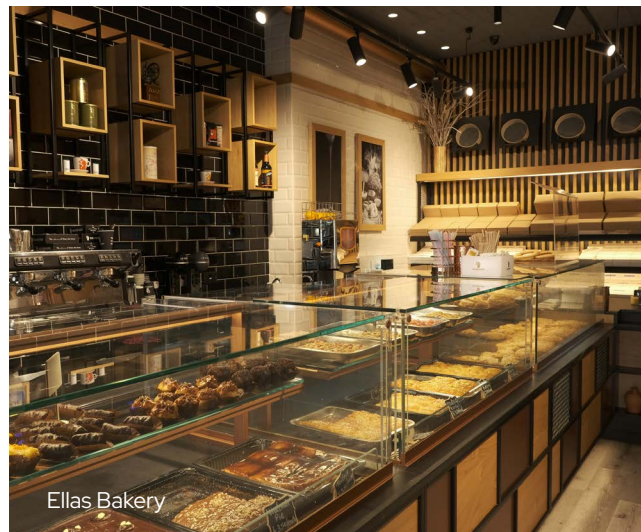
Alexandra Palace



Il Bebo's Restaurant



Blue House Yard



Ellas Bakery



Go Ape

LEASE

New leases available for a term of years to be agreed.

SPECIFICATION

The units are constructed to shell.
Specification details available on request.

USE

The units have the benefit of planning consent for a variety of uses within Use Class E.
Other uses may be considered subject to obtaining the necessary consents.

GROUND FLOOR



RENT

Upon Application.

RATES & SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party to bear their own.

INSPECTIONS

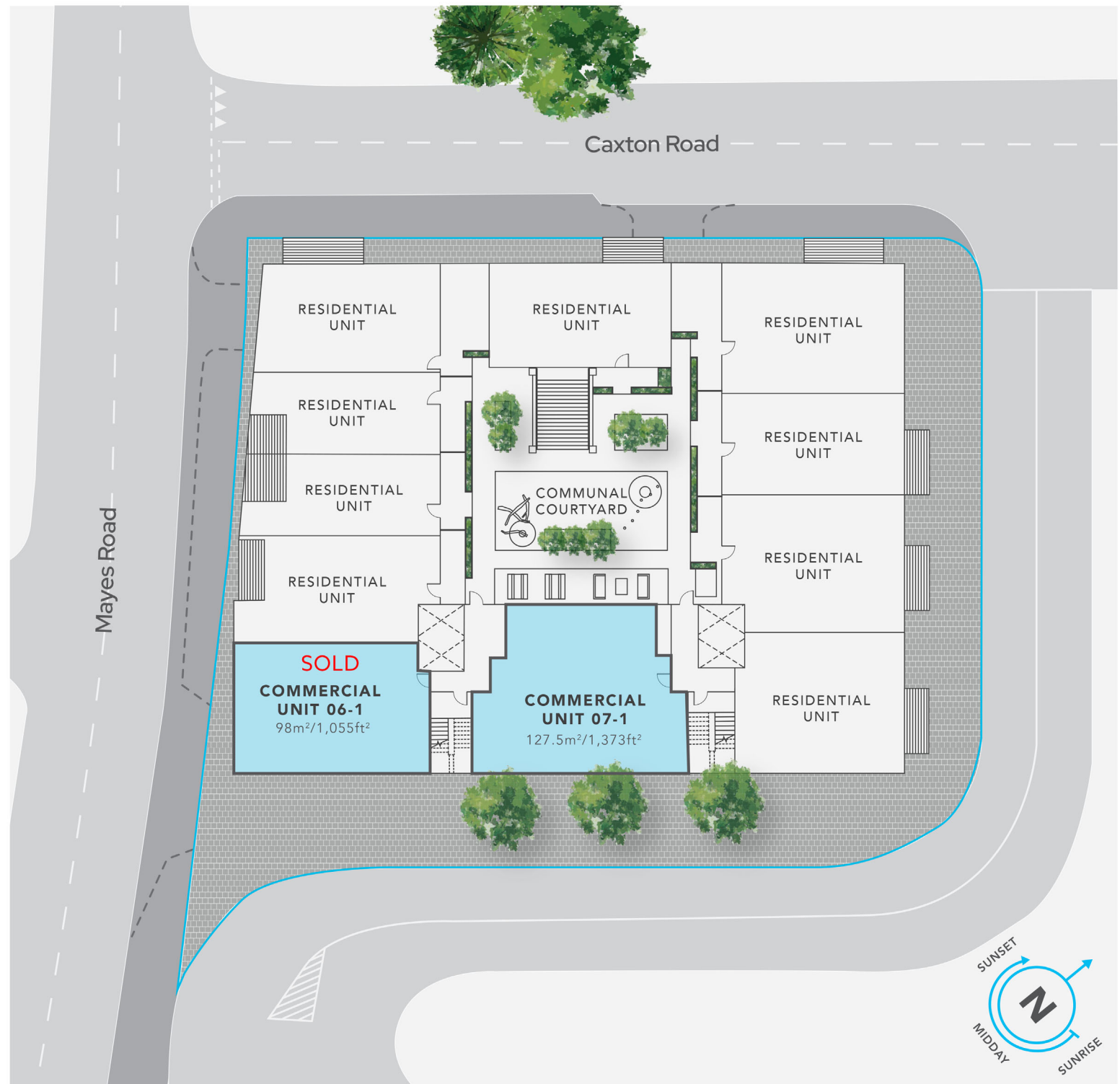
Through appointed letting agents, Cradick.



cradick.co.uk | 01892 515001

Unit D, The Potteries,
Linden Close
Tunbridge Wells,
Kent,
TN4 8FP

FIRST FLOOR



Computer generated image



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As part of the process of selling these units, Weston Homes will use reasonable endeavours to ensure that the future occupants are aware of the aims and objectives set out in the Employment and Skill Plan (ESP) and will pass on the details of the senior section 106 employment and skills officer and other relevant individuals at Haringey Borough Council to ensure that the aims, objectives and the successes of the ESP carry on throughout the lifespan of this development, once it is built out. The potential to advertise future job opportunities relating to the end use of the commercial units will also be explored.

Designed and produced by Trident Marketing Anglia Ltd,
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**Weston
Homes**