

INCORPORATING...

brian **dadd** commercial

TO LET

£15,000 (FROM) PER
ANNUM

- Refurbished offices
- Suitable for a variety of uses
- Totalling approx 443 sq ft & 413 sq ft (GIA)
- Rare opportunity
- Self-contained
- Woodford Broadway location
- Air-conditioning included

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

REAR OFFICES, 10 THE BROADWAY, WOODFORD GREEN, ESSEX, IG8 0HL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated on The Broadway, Woodford Green, which is opposite the main entrance to Woodford Underground Station (Central Line). A variety of independent businesses are located in the Broadway, as well as many multiple traders such as Cook, The Co-Op and Sainsburys Local. Access to the motorway network is via the M11 at South Woodford or the M25 at Waltham Abbey.

Description

Comprising 2 refurbished self-contained offices over lower ground floor and mezzanine levels. The premises will be finished to a good standard, to include air conditioning, and would be suitable for a variety of occupiers. The accommodation is more particularly described as follows:

Unit A (Mezzanine level): 433 sq ft (40.2 sq m). (NOW LET)

Unit C (Lower Ground Floor): 413 sq ft (38.4 sq m).

All areas quoted are approximate only and on the basis of Gross Internal Area (GIA).

Terms

The premises are available on new full repairing and insuring leases, on terms to be agreed, at the following rents:

Unit A: £15,000 per annum. (NOW LET)

Unit C: £15,000 per annum.

Business Rates

The premises will need to be reassessed by the Rating Authority.

Legal Costs

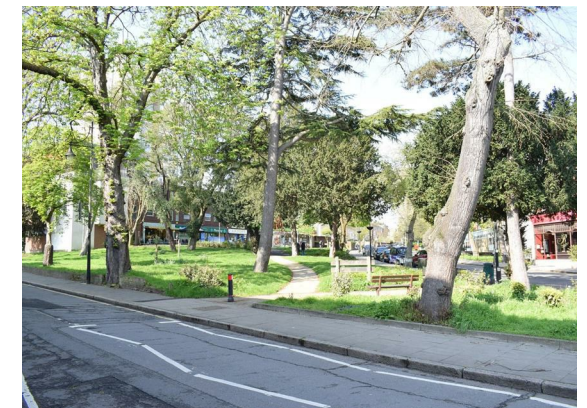
To be met by the ingoing tenant.

Viewings

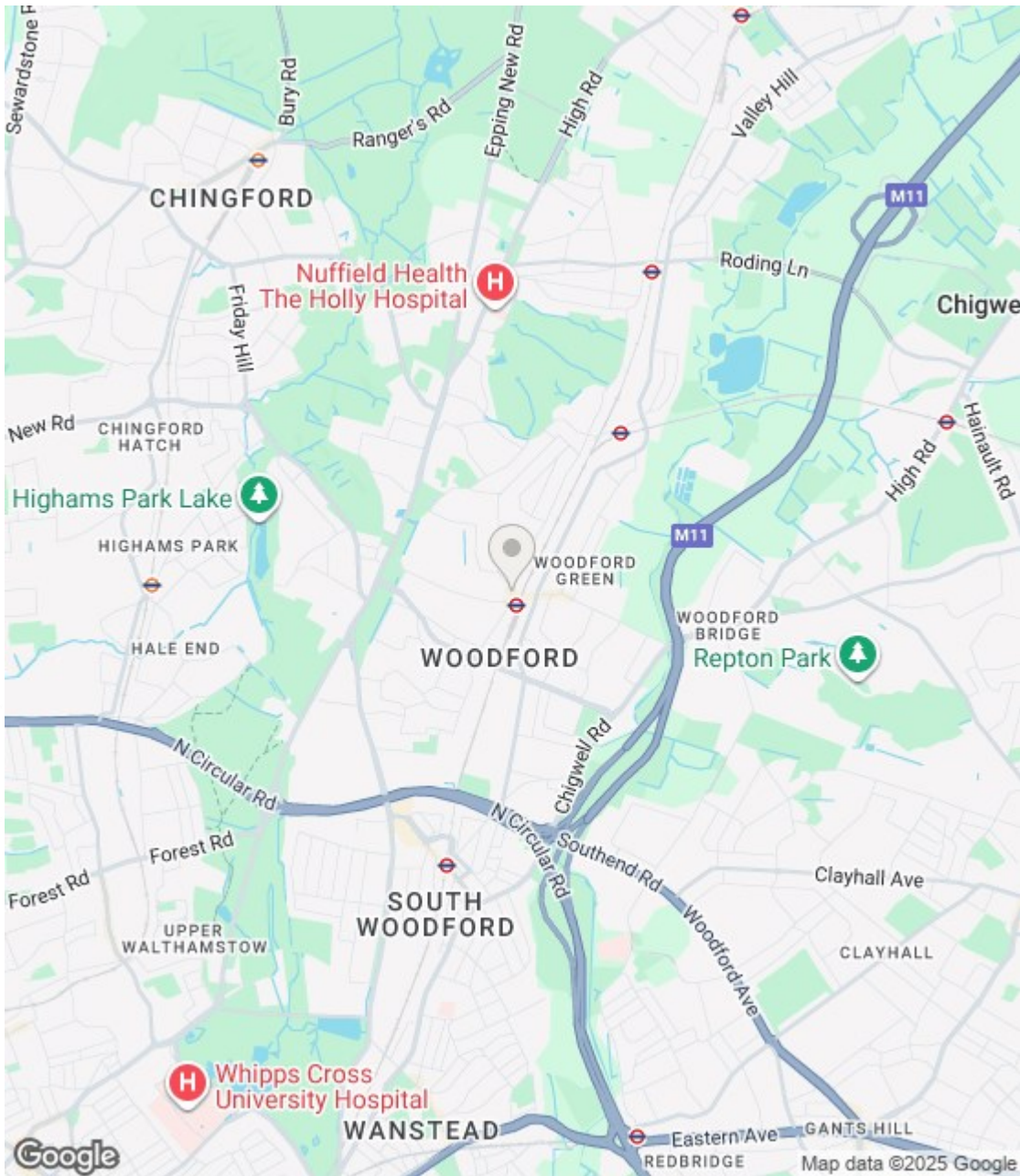
Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

A new Energy Performance Certificate has been requested and will be available in due course.



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



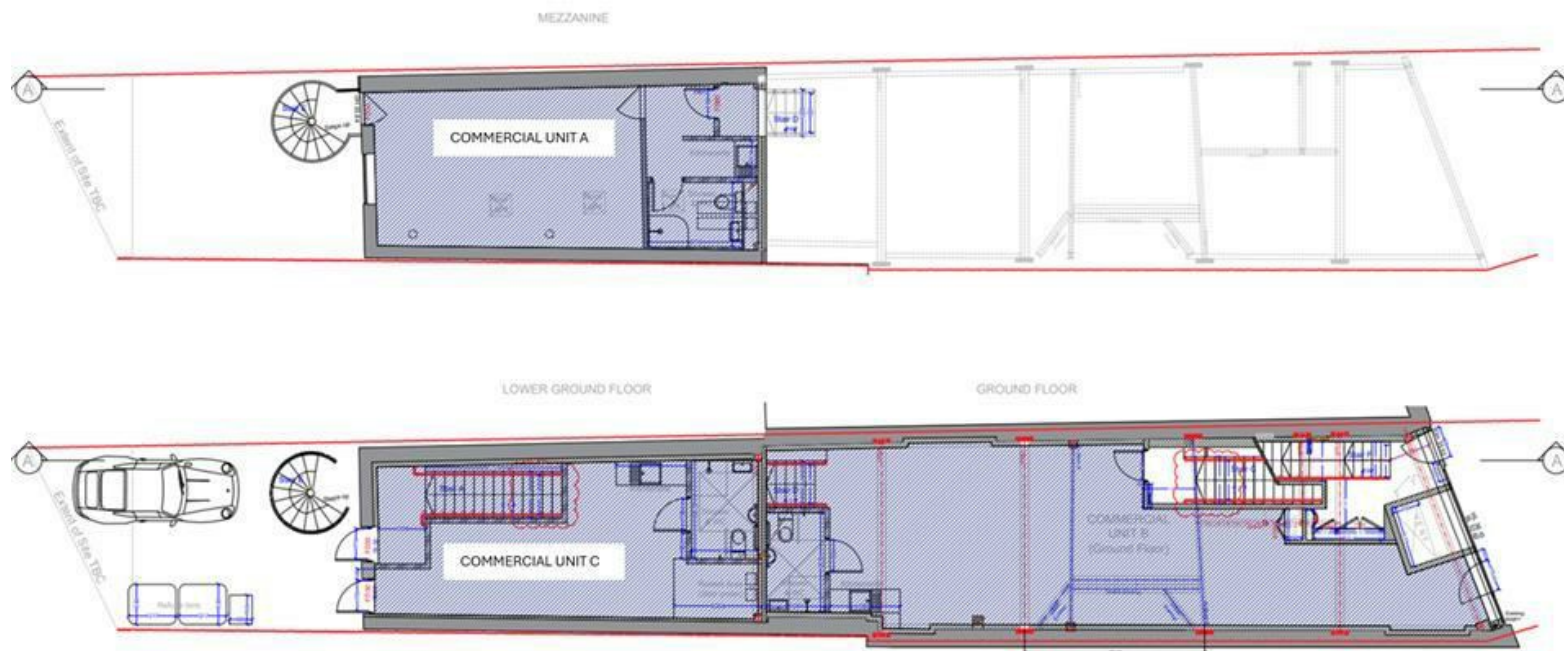
CLARKE
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COMMERCIAL