

INCORPORATING...

brian **dadd** commercial

TO LET

**£700 (FROM) PER
CALENDAR MONTH**

- Serviced office Suites
- From Approx 116 sq ft (10.8 sq m)
- Available on flexible terms
- Adjacent to South Woodford Station
- Available now

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

1ST FLOOR OFFICE SUITES, 90-92 GEORGE LANE, SOUTH WOODFORD, LONDON, E18 1JJ



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

The premises are situated on George Lane, less than 50m from South Woodford Underground Station (Central Line). This section of George Lane consists of many local businesses as well as multiple operators such as The Co-Op and Jennings the Bookmaker. The area is served by local buses and access to the motorway network is via the M11 at the Waterworks Roundabout.

Description

The premises comprise self-contained refurbished 1st and 2nd floor offices which are more particularly described as follows:

Office 1: 213 sq ft (19.8 sq m). Shared toilet facilities. - AVAILABLE - £1,050 PCM

Office 2 : 300 sq ft (27.9 sq m), including own toilet and kitchenette facilities. -

NOW LET

Office 3 : 278 sq ft (25.8 sq m) including own toilet and kitchenette facilities. - NOW LET

Office 4: 116 sq ft (10.8 sq m) Shared toilet facilities, own kitchenette. - AVAILABLE - £700 PCM

Office 5: 203 sq ft (18.8 sq m), including own toilet and kitchenette facilities. - NOW LET

Office 6: 286 sq ft (26.6 sq m), including own toilet and kitchenette facilities. - NOW LET

All measurements quoted are approximate only.

Terms

The premises are available to let on flexible licences which include rent, utilities and service charge.

Business Rates

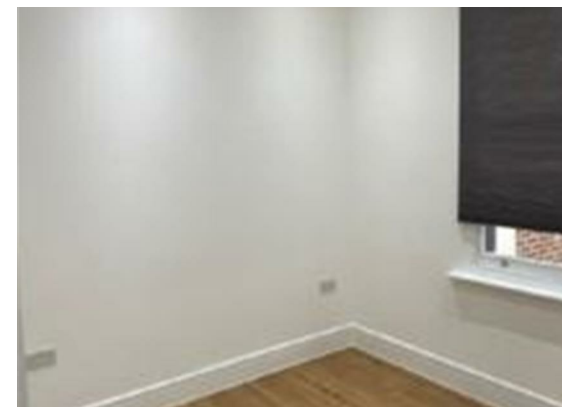
Please contact us for further details.

Viewings

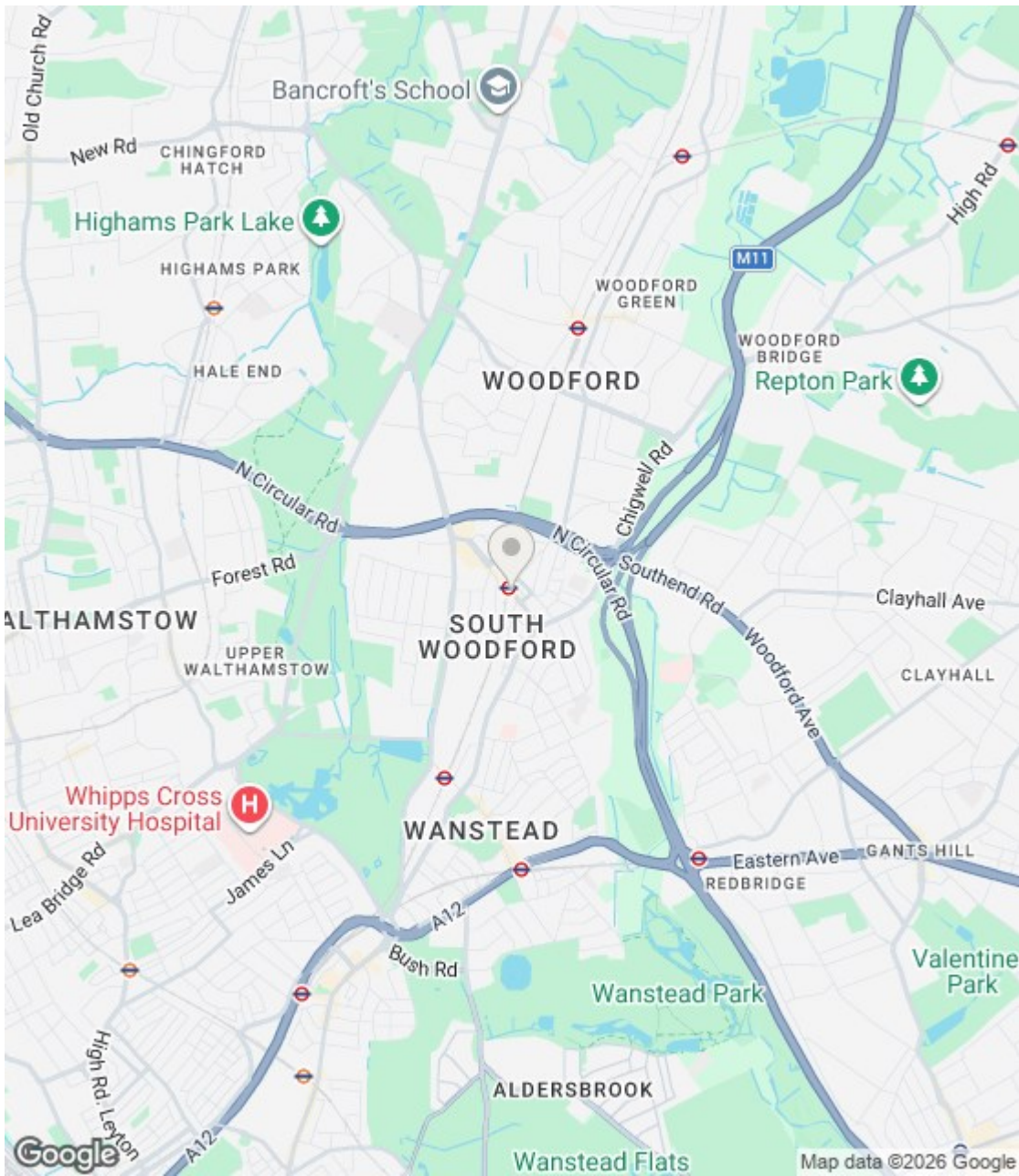
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.



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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	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



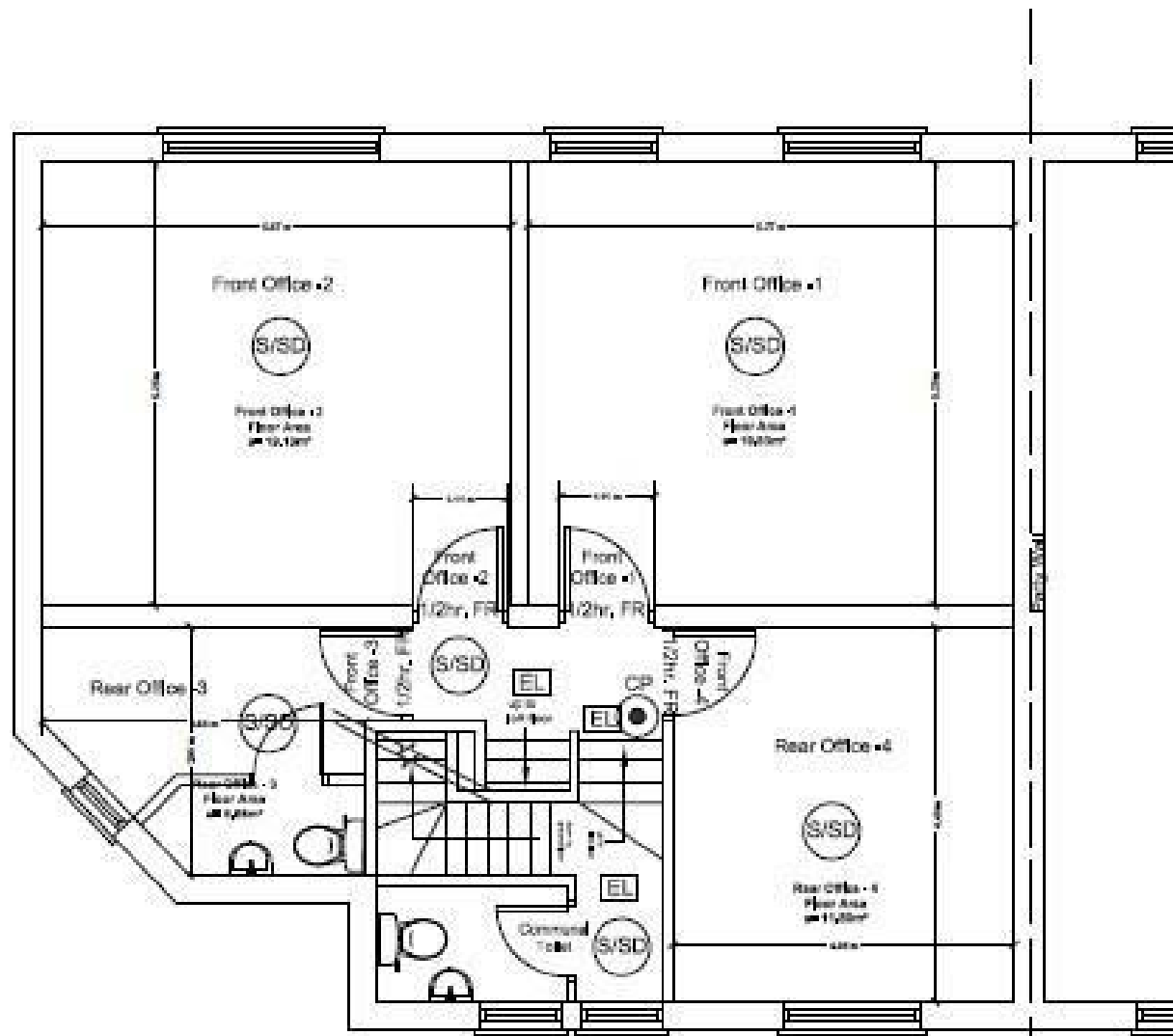
CLARKE
HILLYER
EST 1885

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Proposed First Floor Plan

Next Door

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COMMERCIAL