



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£19,500 PER ANNUM

- Refurbished 1st floor offices
- Approx 1,278 sq ft (118.7 sq m)
- Suitable for a variety of uses
- Chigwell Road location
- Recently reduced

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602A CHIGWELL ROAD, WOODFORD GREEN, ESSEX,
IG8 8AA



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.

COMMERCIAL

Location

Situated on Chigwell Road, Woodford Green, which connects Woodford to Chigwell. This part of Chigwell Road forms a mixed commercial parade comprising shops, restaurants, cafes and offices. The closest train station is Woodford which is on the Central Line. Parking is available along Chigwell Road and in the neighbouring Ashton Playing Fields.

Description

Comprising refurbished self-contained 1st floor offices which would suit a variety of occupiers. The premises benefit from male and female toilets, a shower and kitchen. The accommodation is more particularly described as follows:

Office 1: 328 sq ft (30.5 sq m).

Office 2: 167 sq ft (15.5 sq m).

Office 3: 236 sq ft (21.9 sq m).

Office 4: 161 sq ft (15 sq m).

Office 5: 151 sq ft (14 sq m).

Office 6: 166 sq ft (15.4 sq m).

Kitchen: 69 sq ft (6.4 sq m).

Total: 1,278 sq ft (118.7 sq m).

All measurements quoted are approximate only.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,500 per annum.

Business Rates

Redbridge Council have informed us of the following:

2026 Rateable Value for Office: £23,750

2026/27 UBR: 0.432 P/£

2026/27 Rates Payable: £10,260

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

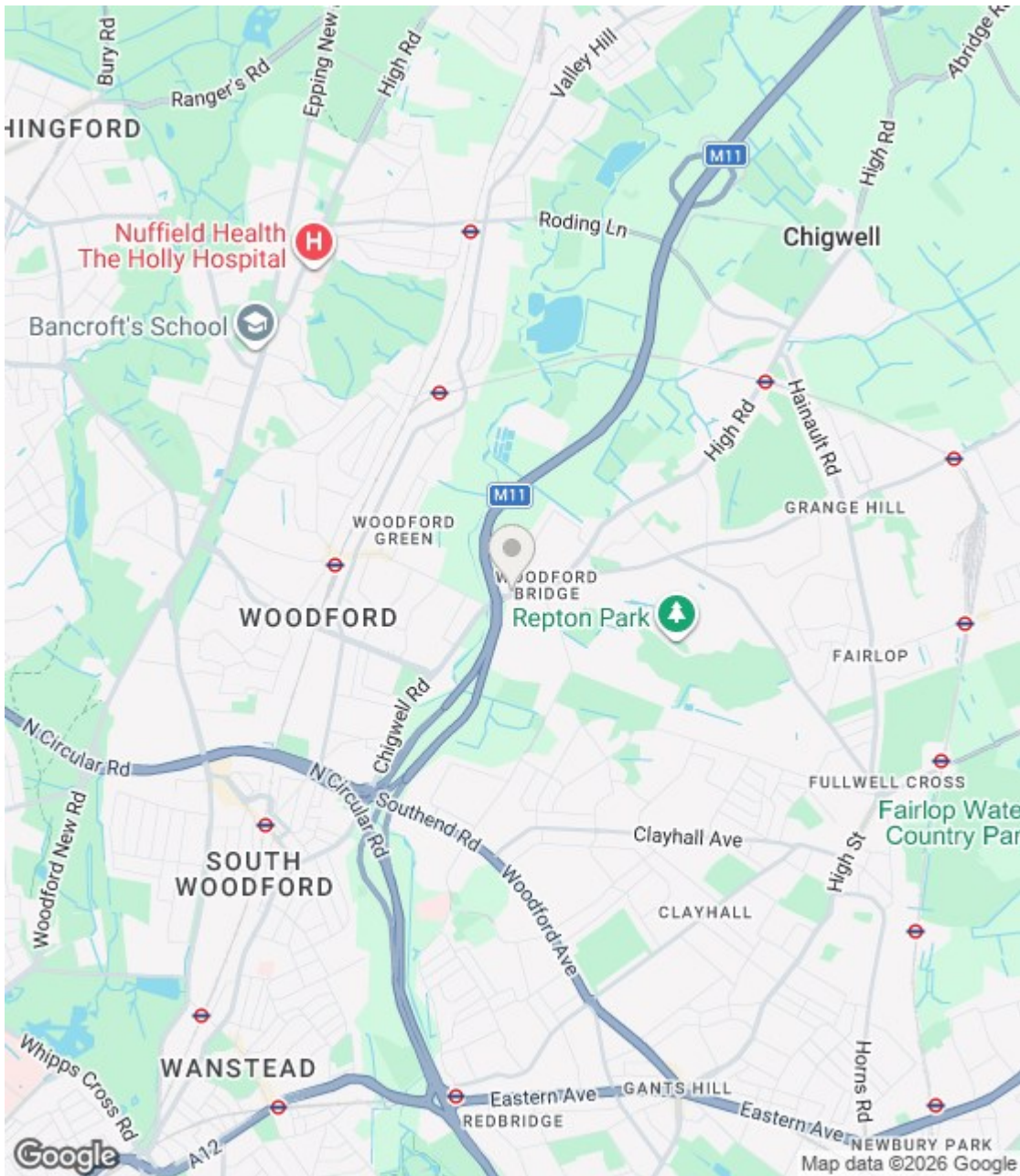
Viewings

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

EPC

The premises have an Energy Performance Certificate of C.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	75	
(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 	



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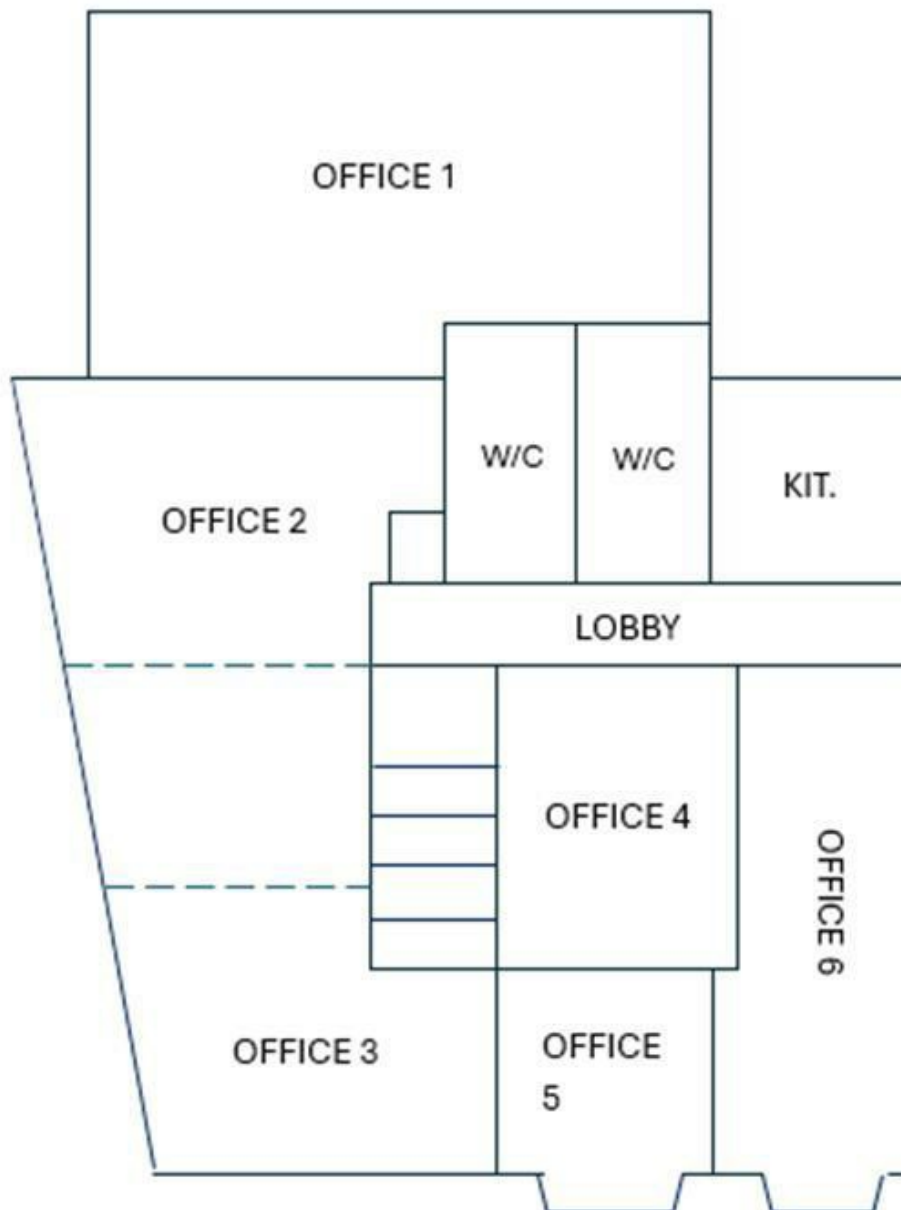
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