



Unit 5 Picks Cottage, Sewardstone Road, Chingford, E47RA

Industrial/Logistics To Let | £18,000 per annum | 2,600 sq ft

Industrial/Warehouse Unit To Let

Unit 5 Picks Cottage, Sewardstone Road, Chingford, E47RA

Summary

- Rent: £18,000 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £19,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: Currently no service charge but rights reserved to recover in future if required
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

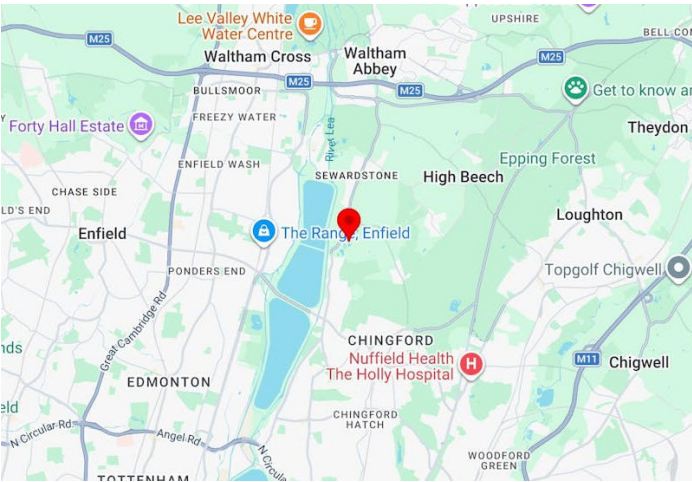
Further information

- [View details on our website](#)

Contact & Viewings

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk



Key Points

- 3 phase electricity
- Roller Shutter Loading Door. 4.4m wide x 4.2m high
- Min eaves height of 4.9m rising to 6.3m at the ridge
- W/Cs and kitchen
- Good parking provision

Description

The property is a concrete framed industrial building with pitched roof incorporating translucent roof lights providing good natural light. There is a roller shutter loading door and two personnel doors at each end of the premises. Internally the unit provides primarily clear span storage space but also benefits from a small office, 2 w/c's and kitchen. The property benefits from 3 phase electricity.

Location

The property is located at Picks Cottage off Sewardstone Road (A112), Chingford.



The A112 is an arterial route providing direct access to the A406 North Circular Road to the south and connections to Junction 26 of the M25 approximately 3 miles to the north-west, providing swift access to the national motorway network. The A10 and M11 are both also within easy reach. The surrounding area comprises a mix of commercial, agricultural and residential uses, offering an attractive working environment while remaining well connected to the wider London and South East markets.

Accommodation

Name	sq ft	sq m
Ground	2,177	202.25
Mezzanine	423	39.30
Total	2,600	241.55

Terms

The property is available to let on new lease for a term of years to be agreed.

MISREPRESENTATION CLAUSE
Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

