

Ref: A10

# Multiple Offices TO LET

## From 2,448 sqft up to 12,839 sqft



## 42-48 High Road, South Woodford, London, E18 2QL.

**LOCATION:**

The property is situated fronting the High Road, South Woodford, adjacent to the Land Rover/Range Rover dealership and The Odeon Cinema and backing on to Sainsburys car park.

The High Road (A1199) joins in one direction to the Green Man roundabout, Leytonstone, which in turn provides direct access to the A12 and in the alternate direction provides access to George Lane and South Woodford's shopping area including Waitrose, Marks & Spencers, Costa Coffee and Sainsburys Superstore as well as Woodford Green and Woodford.

South Woodford's Central Line underground station is situated within a 5-10 minute walk from the offices and less than 400m, which is approx 20 minutes to the City and approx 30 minutes to the West End. South Woodford is also serviced by several bus routes.

**DESCRIPTION:**

We are delighted to offer multiple offices within the same prestigious office building ranging from 2,448 sqft (227.40 sqm) up to a total of 12,839 sqft (973.53 sqm).

The premises are spread over 4 separate offices comprising of part ground, part first and the whole of the second floor, with the remainder of the building being shared with two other tenants.

All of the offices benefit from air conditioning, carpeting, gas central heating, double glazing, suspended ceiling and computer trunking.

The building itself has a communal entrance, communal passenger lift, communal W.C.'s and car parking being offered approximately 1 space per 1,000 sqft.

The offices are offered To Let individually or as a whole upon a new full repairing and insuring leases, the terms of which are to be agreed.

Ground Floor South

2,677 sqft (248.70 sqm) Rateable Value £43,751

Ground Floor North

2,360 sqft (219.25 sqm) Rateable Value £40,598

First Floor South (own kitchen)

2,677 sqft (248.70 sqm) Rateable Value £43,749

Second floor South

2,677 sqft (248.70 sqm) Rateable Value £31,968

Second Floor North

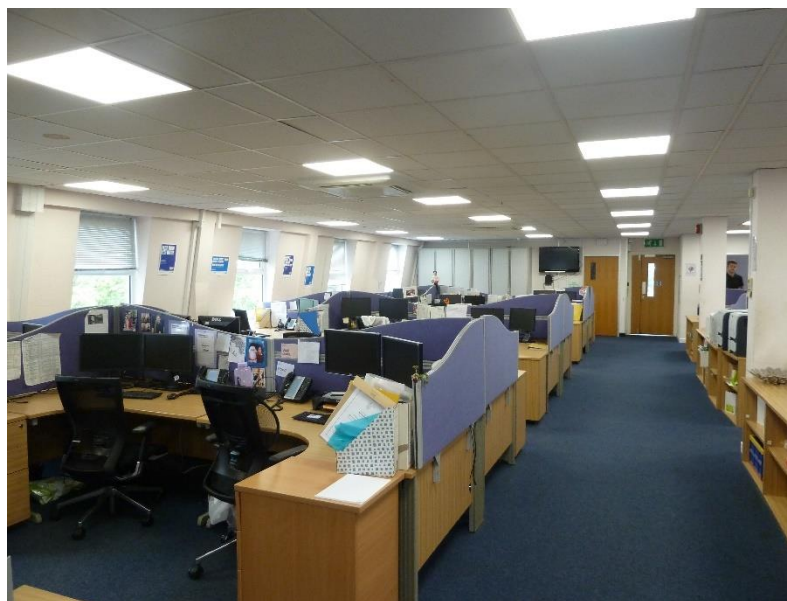
2,448 sqft (227.40 sqm) Rateable Value £26,906



2<sup>nd</sup> Floor North



2<sup>nd</sup> Floor North



2<sup>nd</sup> Floor South





1<sup>st</sup> Floor South



1<sup>st</sup> Floor South



1<sup>st</sup> Floor South



Ground Floor South



**N.B.**

**It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **AIR CONDITIONING**
- **CARPETING**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **SUSPENDED CEILING**
- **COMPUTER TRUNKING**
- **COMMUNAL ENTRANCE**
- **COMMUNAL PASSENGER LIFT**
- **COMMUNAL W.C.'S**
- **COMMUNAL GARDEN**
- **CAR PARKING BEING OFFERED APPROX 1 SPACE PER 1,000 SQFT**



**TERMS:**

The Property is offered To Let individually or as a whole upon a new full repairing and insuring lease, the terms of which are to be agreed.

**RENT:**

£16.85 per sqft

**SERVICE CHARGE**

Approximately £5.00 per sqft

**UTILITIES**

Approximately £3.00 per sqft

**INSURANCE**

Approximately 0.50p per sqft

**RATES  
PAYABLE:**

Ground Floor South	Rateable Value	£43,751
Ground Floor North	Rateable Value	£40,598
First Floor South	Rateable Value	£43,749
Second floor South	Rateable Value	£31,968
Second Floor North	Rateable Value	£26,906

**EPC RATING:**

**Energy Performance Certificate**  
Non-Domestic Building

HM Government

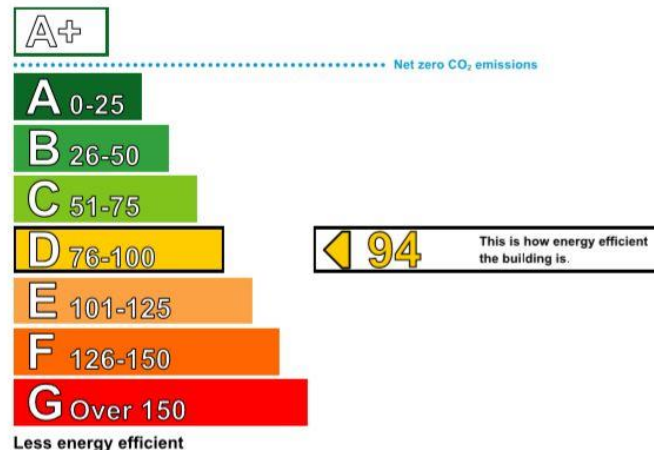
42-48 High Road  
LONDON  
E18 2QL

**Certificate Reference Number:**  
0930-1221-0380-9670-9074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**REFERENCES:**

Land Commercial Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY  
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** To be paid by the ingoing tenant

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Strictly by appointment

**LAND COMMERCIAL LTD**  
**020 8498 8080**

**BENNETT PHILLIPS**  
**020 8501 3000**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*