

TO LET

Self-contained First Floor Office Suites

2,260 - 4,876 sq. ft. (210 - 453 m²)

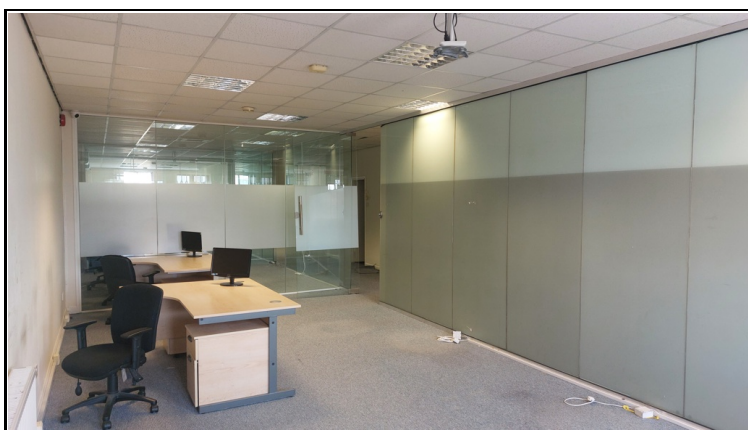
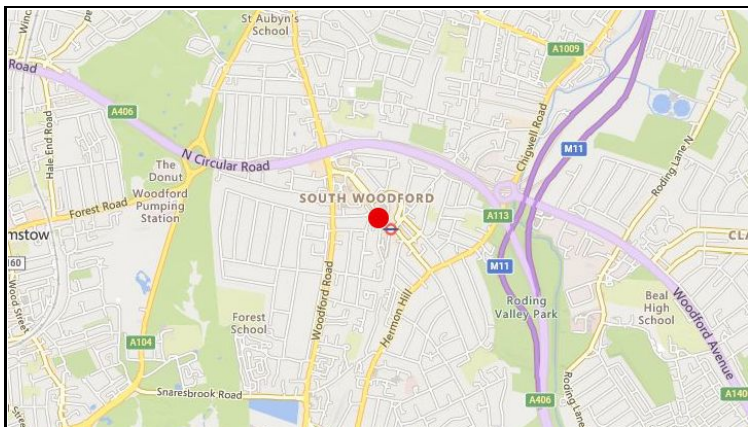
UNITS A & B, MARLBOROUGH BUSINESS CENTRE, 96 George Lane, South Woodford, E18 1AD



- Self-contained office suites
- Gas central heating
- Next to South Woodford Underground station
- Air-conditioning (untested)
- Can be let individually or as a whole

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The subject units are located on George Lane, forming part of the main commercial thoroughfare with many national and local covenants situated along the road. The units are conveniently located adjacent to South Woodford Underground station on the Central line. South Woodford is located approximately 8 miles north-east of Central London close to its junction of M11 and A406 North Circular Road.

DESCRIPTION

The accommodation comprises two self-contained first floor offices, which can be let separately, or combined. The units comprise a mixture of carpeted and laminate floors, painted walls and suspended ceiling. The units benefit from air-conditioning (untested), gas fired central heating, perimeter trunking and both units having their own allocated WCs and kitchenettes.

ACCOMMODATION

Unit A:	2,616 sq. ft. (243 m ²)
Unit B:	2,260 sq. ft. (210 m ²)
Total:	2,260 - 4,876 sq. ft. (210 - 453 m²)

The above floor areas are approximate and have been provided by our client.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Redbridge.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

EPCs have been commissioned at rating D for both Units A & B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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