

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**SELF CONTAINED
FIRST FLOOR OFFICE SUITE**

TO LET

**144a GEORGE LANE
SOUTH WOODFORD
E18 1AY**

900 sq.ft. (83.61 sq.m.)

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

www.adamsteinandco.co.uk

Location

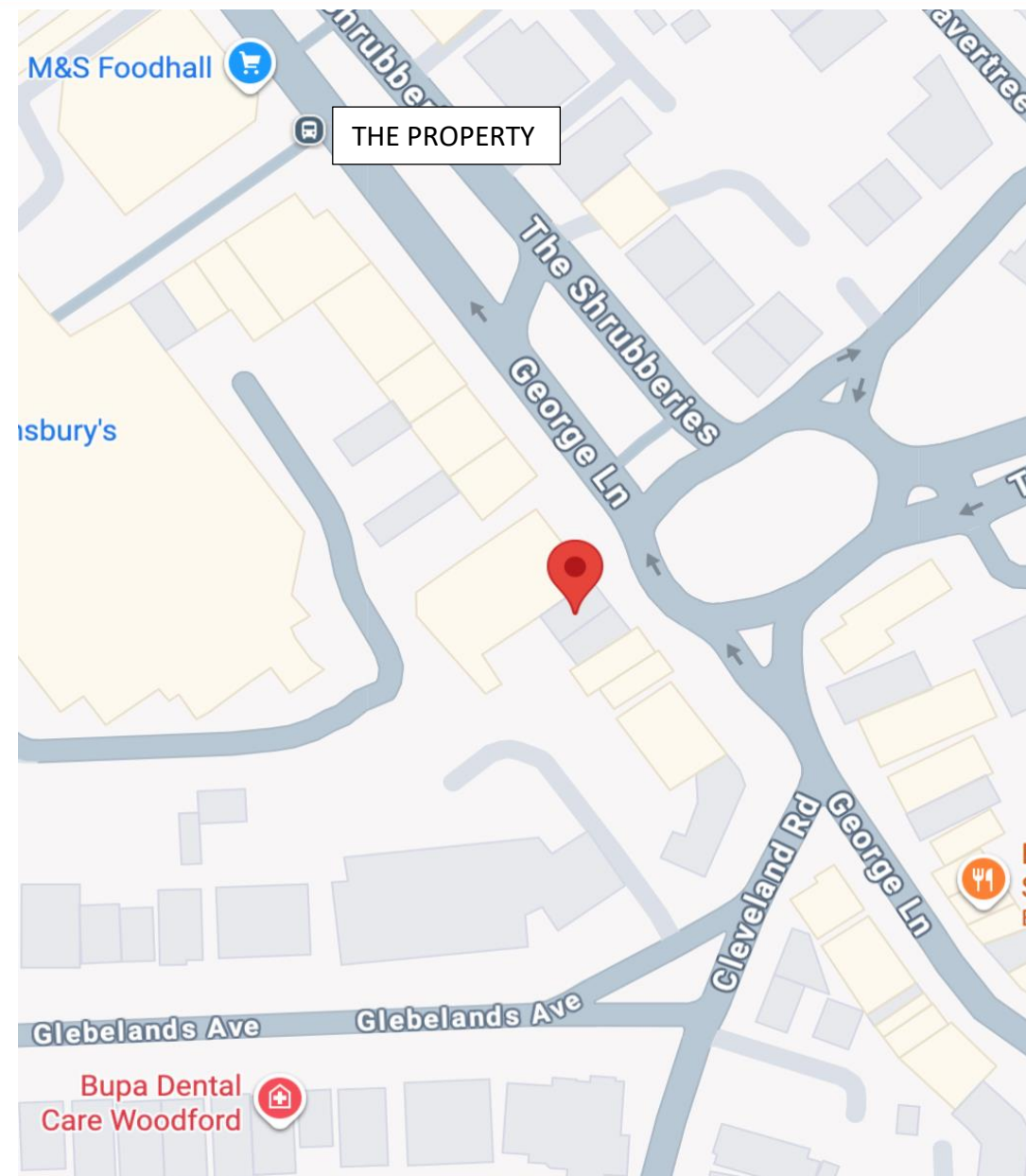
South Woodford is a popular suburb located some 8 miles north east of Central London. A406 North Circular Road providing easy access to M11, A12 and A10 is close by whilst South Woodford underground station (Central Line Zone 4) offering quick and easy access to the City and West End is moments away.

Additionally, the area is served by bus routes 179 Chingford Station to Hainault Street Ilford, W12 Rensburg Road Walthamstow to Cross Road Woodford Green, W13 Leyton Mills to St Thomas of Canterbury Church Woodford and N55 St Thomas of Canterbury Church Woodford to Oxford Circus night service.

*Information provided by TfL

This is an extremely busy and vibrant location with nearby national multiples including GAILS, Nando's, Starbucks, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots, and the Odeon Cinema as well as a abundance of independent boutiques, coffee shops and restaurants.

The building is located within the main retail thoroughfare immediately adjacent to the International Supermarket.



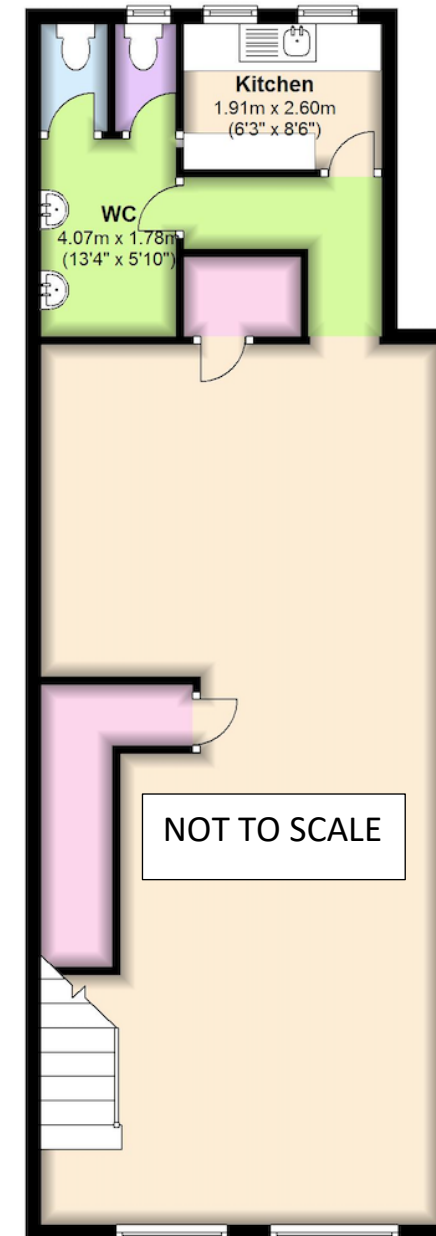
Accommodation

Available accommodation comprises of the entire self contained first floor of the building with its own dedicated street entrance. The suite is laid out to provide clear open plan office accommodation and is in excellent decorative order having an approximate floor area of 900 sq.ft. (83.61 sq.m.).

NB. Floor areas provided by Landlord

Amenities

- * Self contained
- * Own entrance from street level
- * Central heating (not tested)
- * Air conditioning (not tested)
- * Kitchenette
- * Male & Female WC's



Terms

Tenure

A new lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

Rent

£22,500 per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

To be confirmed.

Service charge and Building insurance

To be confirmed.

EPC

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Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

Possession

Immediately upon completion of legal formalities.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Administrative fee

Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Viewing

Strictly by prior arrangement via sole agents as above.