

OFFICE UNITS TO LET

MARLBOROUGH BUSINESS CENTRE, 96 GEORGE LANE, WOODFORD, E18 1AD



**Location:**

The property occupies a busy corner position adjacent to South Woodford Underground Station. South Woodford High Street is a busy retail trading location with a number of national and independent retailers.

Business Rates:

Unit 2 - £4,850 rateable value
Unit 5 - £4,600 rateable value
Unit A - To be confirmed
Unit B - To be confirmed
Unit C - To be confirmed

This is not an amount that you will pay. You may be eligible for small business rates relief and enquiries should be made to the local authority.

Description:

Marlborough Business Centre is a well-located 2 storey building comprising 20 meticulously arranged office spaces.

The building is occupied by a thriving community of entrepreneurs offering a perfect place to foster business relationships for reciprocal growth.

The building offers shared facilities, disabled access and the ability to place company signs externally in a high-footfall location.

Energy Performance Certificate:

Available on request.

Accommodation & Rent:

Unit:	Floor:	Size:	Rent Per Annum:
Unit 2	Ground	144 sq ft	£8,000
Unit 5	Ground	137 sq ft	£8,000
Unit A	1 st	2,614 sq ft	£32,000
Unit B	1 st	2,259 sq ft	£27,700
Unit C	1 st	1,399 sq ft	£17,100

Rent is exclusive of business rates and VAT.

Legal Costs:

Each party is to be responsible for their own costs.

Terms:

The premises are available on flexible terms.

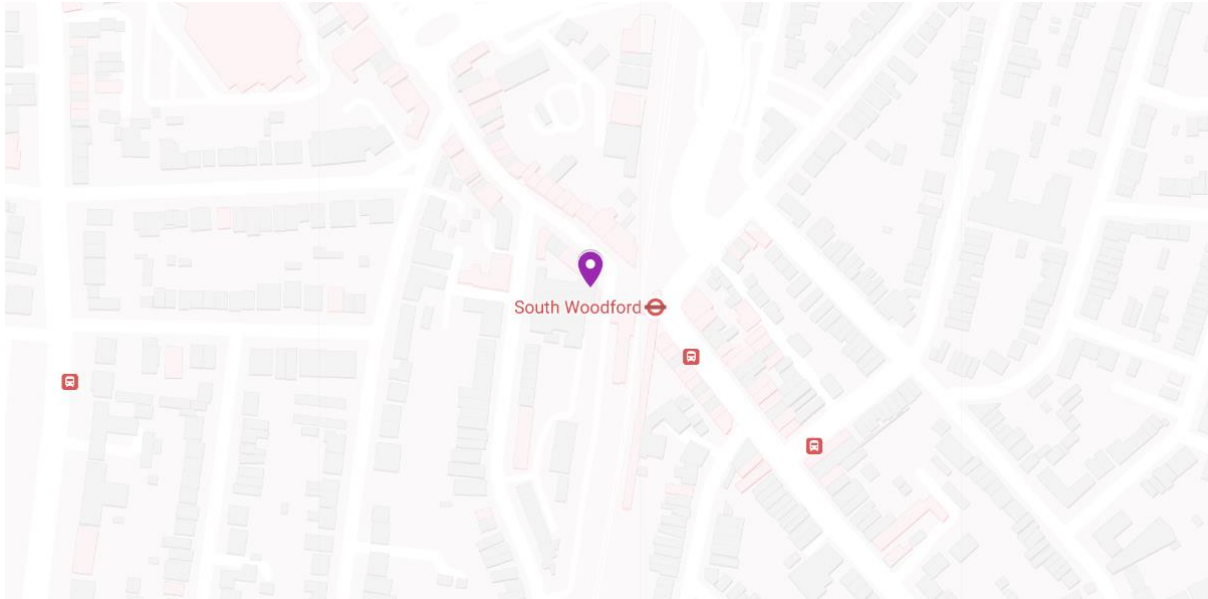
Planning:

We understand that the property has Use Class E (i), (ii) which is suitable for businesses or individuals offering professional services.

Viewing:

For further information, or to arrange an inspection, please contact sole agents Erikas Grig Chartered Surveyors at 020 8050 3075 or info@erikasgrig.com





You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk

All statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representation or warranty whatsoever in relation to this property. Any prospective purchasers/lessees must satisfy themselves by inspection and seek independent advice as to the correctness of each statement contained in these particulars.