

ADAM STEIN & CO

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## COMMON PARTS TO BE REFURBISHED

### PATMAN HOUSE ELECTRIC PARADE SOUTH WOODFORD E18

1,453 – 4,005 sq.ft. (134.97 - 372.04 sq.m.)



#### Location:

A highly prominent building at the George Lane/Eastwood Road junction within the heart of the commercial district of South Woodford. Notable multiple occupiers include Stratstone Jaguar, Marks & Spencer, Sainsburys, Waitrose and the Odeon Cinema as well as a number of high street banks, building societies and local traders.

South Woodford (Central Line) underground station providing quick and easy access to the City and West End is within very easy walking distance.

**Accommodation:** The available accommodation comprises of a 3 self-contained office suites on part first and entire second (top) floors of the building.

The units are essentially open plan in good overall condition with the following floor areas:

	Sq.ft.	Sq.m.	
<b>First floor (part)</b>	<b>1,340</b>	<b>124.48</b>	<b>LET</b>
<b>First floor (part)</b>	<b>1,453</b>	<b>134.97</b>	<b>LET</b>
First floor (part)	1,560	144.91	
Second floor front	1,895	176.03	
Second floor rear	2,110	196.01	

**NB. The second floor suites can be combined if required to provide a self contained office of 4,005 sq.ft. (372.04 sq.m.).**

- Amenities:**
- \* Video entryphone
  - \* Ample M & F WC`s
  - \* Kitchenette`s
  - \* Recently redecorated (part first floor)
  - \* Close to all local amenities
  - \* Immediately available
  - \* Excellent natural light
  - \* Secure parking
  - \* Central heating (second floor front & part first floor)
  - \* Air conditioning (second floor rear) not tested

**NB.** First floor suites benefit from own demised WC`s.

**Terms**

**Tenure:** Leasehold.

**Lease/Rent:** New leases are available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

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:** Interested parties are encouraged to make their own enquiries in this regard.

**Service Charge:** We understand current service charges to be c£2.50 psf.

**Building Insurance:** To be confirmed.

- Legal Costs:** Each party will be responsible for their own legal costs incurred in this transaction.
- Possession:** Immediately upon completion of legal formalities.
- NB:** An EPC has been commissioned and will be available for inspection in due course.
- Viewing:** Strictly by arrangement via Freeholders sole agents as above.

