

ADAM STEIN & CO

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## SMALL PROFESSIONAL OFFICE SUITES TO LET SUMMIT HOUSE 13 HIGH STREET WANSTEAD E11 2AA



### Location:

The building is superbly located on the High Street close to the Hermon Hill junction within easy walking distance of both Wanstead and Snaresbrook (Central Line) underground stations therefore providing quick and easy access to the City and West End.

**Accommodation:** The available accommodation comprises of two small office suites within the first floor of the building.

All of the available units are in superb decorative order and benefit from the following approximate floor areas:

Floor	Sq.ft.	Sq.m.
First floor front	300	27.87
First floor middle	180	16.72
<b>First floor rear</b>	<b>550</b>	<b>51.09 NOW LET</b>

**NB:** Available suites can be let together or separately.

**Amenities:**

* Superb Location	* Air Conditioning (not tested)
* Ample WC`s	* Shared kitchenette`s
* Fully Carpeted	* Immediately Available.
* Central Heating	* Car parking **

\*\* by way of separate licence and subject to availability

**Terms**

**Tenure:** Leasehold.

**Lease:** New lease(s) are to be granted for a term of years to be agreed subject to periodic rent reviews where necessary.

**Rent:** **Upon application.**

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:** To be confirmed.

**EPC:** An EPC will be commissioned and available upon request.

**Legal Costs:** The tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

**Possession:** Immediately upon completion of legal formalities or sooner by arrangement.

**Viewing:** Strictly by arrangement via Freeholders sole agents as above.

