

ADAM STEIN & CO

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**RECENTLY CONSTRUCTED GROUND FLOOR
OFFICE WITH WINDOW FRONTAGE**

TO LET

IDEAL FOR A2 (ESTATE/LETTING AGENCY) USE

**6B UPPER WALTHAMSOW ROAD
WALTHAMSTOW
E17 3QG**

413 SQ.FT. (38.37 SQ.M.)



Location: The building is located on the north side of Upper Walthamstow Road opposite the Greenway Avenue junction moments from Wood Street Overground station.(Zone 4) providing quick and easy access to the city via Liverpool Street station.

Accommodation: Available accommodation comprises of a recently constructed ground floor unit with window frontage. The unit is in superb condition benefiting from a fully double glazed full height frontage, disabled WC, entryphone and spotlights.

Terms

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

Full details available upon request.

Business Rates: Payable by the Tenant.

Service Charge: A nominal service charge will be levied.

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.

EPC: An EPC has been requested.

Viewing: Strictly by arrangement via sole agents as above.

MAPS TO FOLLOW