ADAM STEIN & CO
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* TO LET ON A SHORT TERM BASIS ONLY *
* DRAFT *
FORMER ROYAL MAIL DELIVERY & SORTING OFFICE

49 MARLBOROUGH ROAD
SOUTH WOODFORD
LONDON
E18 1AA

5,381 SQ.FT. (499.87 SQ.M.)
OVER BASEMENT, GROUND AND FIRST FLOORS

Location:

The property is located on Marlborough Road off of George Lane which is main business thoroughfare of South Woodford. The immediate surrounding area comprises a mix of commercial business as well as a very large residential catchment. Local occupiers include M & S Simply Food, Sainsburys, Waitrose, Stratstone Jaguar, Odeon cinema as well as a number of high street banks, coffee shops and local independent traders.

These particulars do not constitute an offer or contract. 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 contained herein. Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

South Woodford (Central Line) underground station providing quick and easy access to the City and West End is moments from the building with the following approximate journey times:

Stratford	11 minutes
Liverpool Street	20 minutes
Oxford Circus	30 minutes

The building is approximately 0.5 miles from the "Charlie Brown`s Roundabout" North Circular Road (A406) junction with Southend Road which in turn provides easy access to A12 and M11.

Accommodation: Available accommodation comprises of a two storey building extending to 5,381 sq.ft. (499.87 sq.m.) GIA including basement storage.

Access is via Marlborough Road and there is a covered loading bay currently used by Royal Mail for loading and car parking.

The building is in reasonable condition having been occupied by Royal Mail for many years. Approximate floor areas as follows:

	Sq.ft.	**Sq.m.**
First (offices/staff rooms etc)	939	87.23
Ground	3,154	292.99
Basement (storage)	1,288	119.65
Total	**5,381**	**499.87**

(ground floor)

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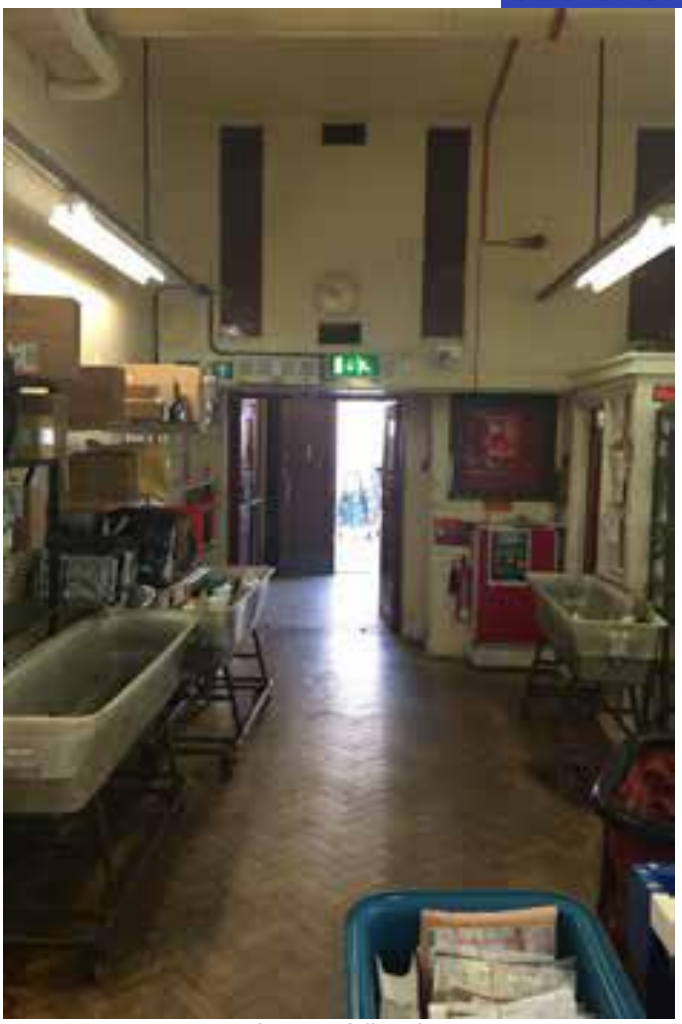


(ground floor)

Terms

Tenure: Leasehold. A new lease is to be granted directly from the Freeholder subject to a Landlords rolling development break clause at any time after the 18 month subject to 6 months prior written notice.

Rent: £50,000 per annum exclusive. Rent to be paid quarterly in advance by standing order only on the usual quarter days.

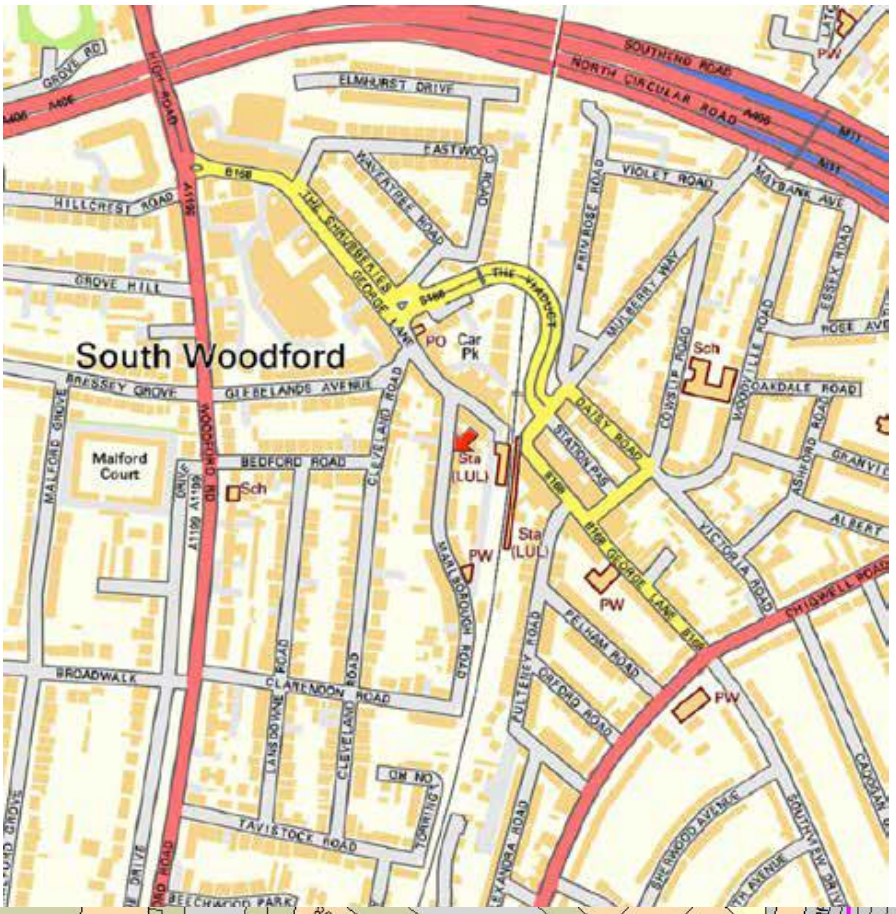
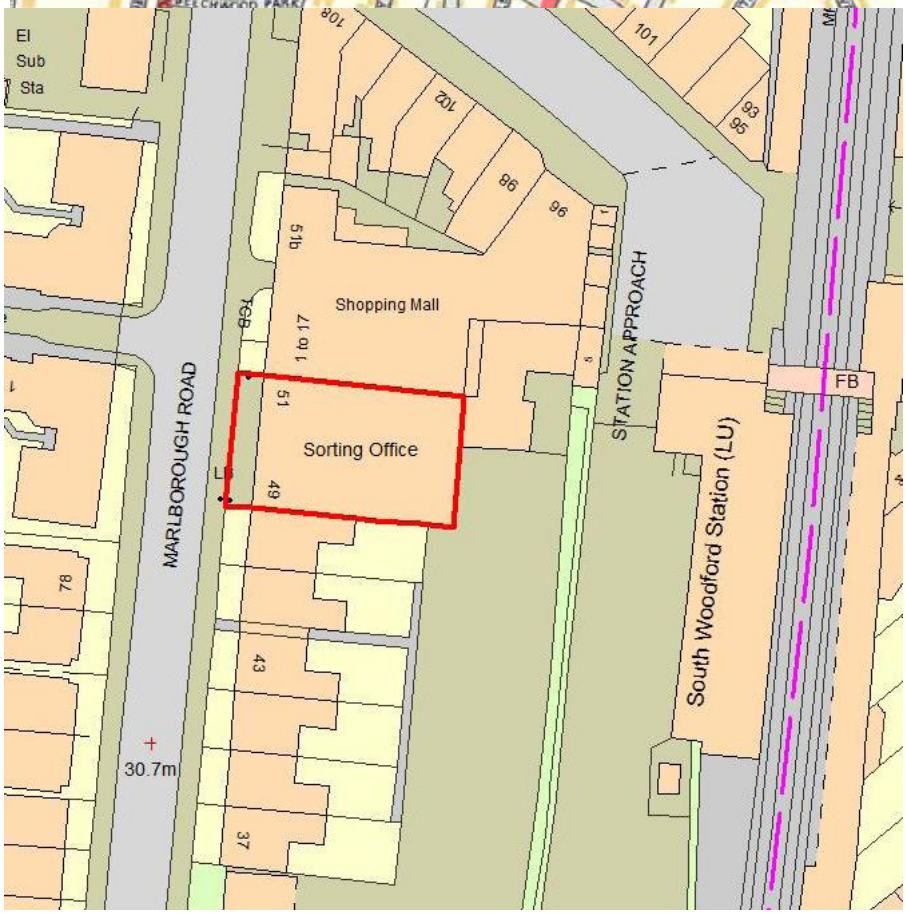
All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates: Payable by the Tenant. Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

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

Possession: Anticipated for April 2018.

EPC: To be provided. We understand that the building has an EPC rating of 94D.

Viewing: Strictly by arrangement via sole agents as above.

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