

ADAM STEIN & CO

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SELF CONTAINED OFFICE TO LET

**413 HIGH ROAD
WOODFORD GREEN
ESSEX
IG8 0XG**

453 sq.ft. (42.08 sq.m.)



Location:

The building is located on the High Road, Woodford Green close to the Broadmead Road junction in a secondary commercial district. Woodford (Central Line) underground station is within easy walking distance.

Accommodation: The available accommodation comprises of a small self-contained open plan first floor office suite with its own dedicated entrance from the street.

Amenities:

* Self Contained	* Own Front Door
* Single WC	* Immediately Available
* High Ceilings	* 24 Hour Access

Terms

Tenure: Leasehold.

Lease: An assignment of our clients 12 year lease from 26 May 2010 is available. We understand the 25 May 2018 rent review is to be agreed at £8,500 pax.

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: We understand business rates payable for the current year to 31 Marc 2019 are £1,162.27. Interested parties are encouraged to make their own enquiries in this regard.

Money Laundering

Regulations: Adam Stein & Co. Ltd are legally obliged to obtain proof of identity from companies or individual before accepting an offer for any property. Further information upon request.

Legal Costs: Both parties reasonable legal costs are to be paid by the ingoing Tenant.

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

Viewing: Strictly by arrangement via sole agents as above.