

ADAM STEIN & CO

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SUPERB OFFICE SUITE

TO LET

THE BROADWAY
WOODFORD GREEN
IG8 0HL

1,600 sq.ft. (148.64 sq.m.)



Location:

The building is located in a charming location to the rear of The Broadway and adjacent to Woodford Station (Central Line) providing quick and easy access to the City and West End.

The immediate area has a mix of banks and multiple retailers such as Costa Coffee, Sainsburys Local as well as a fantastic mix of local independent boutiques, coffee shops and restaurants.

Accommodation: Available accommodation comprises of an open plan suite of offices on the second floor of a recently constructed building. The premises benefit from air conditioning, computer cabling, double glazing, male & female WC's, kitchenette, spotlighting and a video entryphone. The building also benefits from 2x secure car parking spaces. The unit is in superb decorative order and has an approximate Net Internal Floor area (NIA) of 1,600 sq.ft. (148.64 sq.m.)

Floor areas provided by Freeholder and may be subject to verification.

Amenities:

- * Video entryphone
- * M & F WC's
- * Computer cabling
- * Immediately available
- * 2x secure garage spaces
- * Air conditioning
- * Kitchenette
- * Close to all local amenities
- * Excellent natural light
- * Superb natural light



Terms

- Tenure:** Leasehold.
- Lease/Rent:** A new lease is 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.
- Rent:** £32,000 per annum exclusive. Rent will be subject to VAT.
- Service Charge:** Currently £6.25 psf approximately to include heating, electricity, broadband.
- 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 agents as above.