

**FIRST FLOOR FRONT
1-2 JOHNSTON ROAD
WOODFORD GREEN
ESSEX
IG8 0XA**

**CHARMING
SERVICED OFFICE SUITE**

TO LET

307 SQ.FT. (28.52 SQ.M.)

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

Location

The building is located in a good secondary position just off of High Road, Woodford. This is a charming location with a number of cafes, restaurants and independent retailers to hand.

Woodford (Central Line) underground station offering quick and easy access to the City and West End is within easy walking distance and parking is available by way of pay and display bays as well as business permit parking bays immediately outside the property.



Accommodation

The available accommodation comprises of a single room on the first floor at the front of the building divided by way of light weight demountable glazed partitioning with inset blinds in to 3 private offices plus a small waiting area/reception.

The building benefits from communal WC and kitchenette facilities on the first floor as well as a video entryphone.

The suite is in good decorative order and has an approximate Net Internal Floor area of 307 sq.ft. (28.52 sq.m.)

NB. Floor areas quoted on a Net internal basis.

Amenities

Exceptional location overlooking Johnston's Pond

Communal WC & Kitchenette

24 Hour access

Superb location

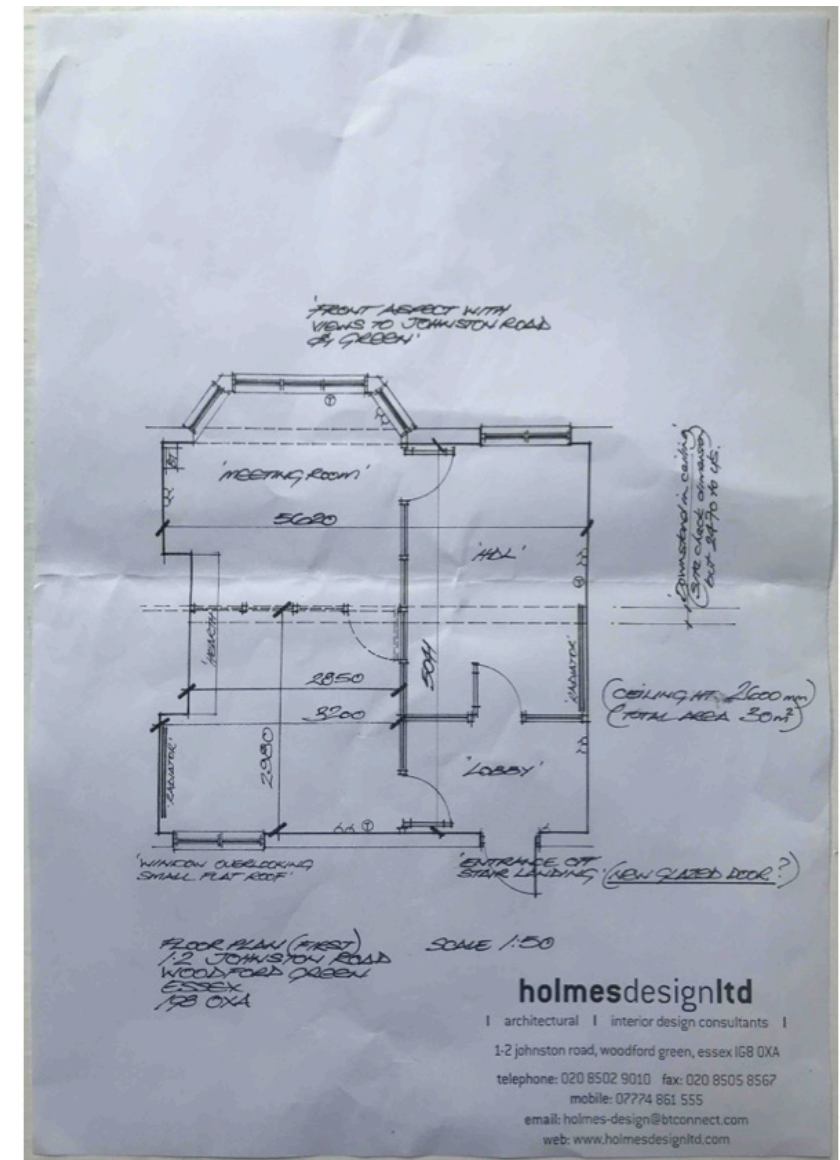
Central heating

Video Entryphone

Fully carpeted

Immediately available

Available by way of an all inclusive licence agreement



FOR INDICATIVE PURPOSES ONLY NOT TO BE RELIED UPON FOR ANY SCALE

Terms

Tenure

Leasehold. A new lease/licence is available directly from the Freeholder for a term to be agreed subject to a minimum period of 12 months.

Rent

£13,000 per annum fully inclusive of gas, electricity, water, building insurance and business rates. Telephone, fax, broadband and internal office cleaning will be the responsibility of the Tenant.

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.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Legal costs

The Tenant to be pay a contribution towards the Landlords responsible legal costs incurred in this transaction.

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Viewing

Strictly by arrangement via sole agents as above.