

**IDEAL CALL CENTRE/  
DISASTER RECOVERY**

**ENTIRE 2<sup>ND</sup> (TOP) &  
PART 1<sup>ST</sup> FLOOR OFFICE  
SUITES**

**TO LET**

**1a VICTORIA ROAD  
SOUTH WOODFORD  
E18 1LJ**

**1,378 - 4,975 sq.ft.  
(128.02 – 462.19 sq.m.)**



## Location

South Woodford is a popular suburb located some 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road via the Charlie Browns roundabout. The subject property being located close to the Victoria Road/Hermon Hill junction. South Woodford Underground Station (Central Line Zone 4) is moments away benefitting from the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

The building is also served by the following bus routes.

W12 – Walthamstow Central to Wanstead

W13 – Leytonstone to Woodford

N55 – Woodford to Oxford Circus night service

\* Information provided by TfL



## Accommodation

Available accommodation comprises the entire second (top) and part first floors in a recently refurbished 3 storey building. Both suites are entirely open plan and are available together or individually.

Secure covered car parking for up to 6 vehicles is provided at ground floor level as well as a loading area and goods lift serving all floors. We understand business permits for additional car parking are available from LBoRedbridge.

General decorative order is excellent. Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Part 1 <sup>st</sup> floor –	1,378	128.02
Entire 2 <sup>nd</sup> floor -	3,597	334.17
<b>Total</b>	<b>4,975</b>	<b>462.19</b>

## Amenities

- \* Moments from South Woodford underground station
- \* Comfort cooling
- \* Ample Kitchenette & WC's
- \* 24 hour access
- \* Ample car parking
- \* Immediately available



## Terms

### Tenure

Leasehold. The premises are available by way of a new lease(s) directly from the Freeholder on terms to be agreed.

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

£12.50 psf exclusive.

### Business rates

To be advised.

### Service charge & Buildings insurance

To be advised.

### EPC

An EPC will be available shortly.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Cons. 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 any property.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### Viewing

**Strictly** by arrangement via agents as above.

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