

**MIXED USE BUILDING IDEAL FOR  
LOGISTICS/DISTRIBUTION  
WITH OFFICE UPPER PARTS**

**TO LET**

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

**1,378 – 9,165 sq.ft.  
(128.02 – 851.45 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 of the ground, part first and entire second (top) in a recently refurbished 3 storey building. Ground floor is currently used for secure car parking with access to a goods lift serving all floors whilst part first and entire second floor suites are laid out as open plan offices. The floors are available together or individually.

We understand car parking business permits are available from LBoRedbridge.

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

Floor	Sq.ft.	Sq.m.	
Entire Ground -	4,190	389.26	
Part 1 <sup>st</sup> -	1,378	128.02	Under Offer
Entire 2 <sup>nd</sup> -	3,597	334.17	
<b>Total</b>	<b>9,165</b>	<b>851.45</b>	

## Amenities

- \* Moments from South Woodford underground station
- \* Comfort cooling (not tested)
- \* Demised Kitchenette & WC in each suite
- \* 24 hour access
- \* Very good decorative order
- \* Immediately available
- \* Secure goods lift



## 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

Upon application.

### 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.

### Cons. Protection & Money Laundering Regulations

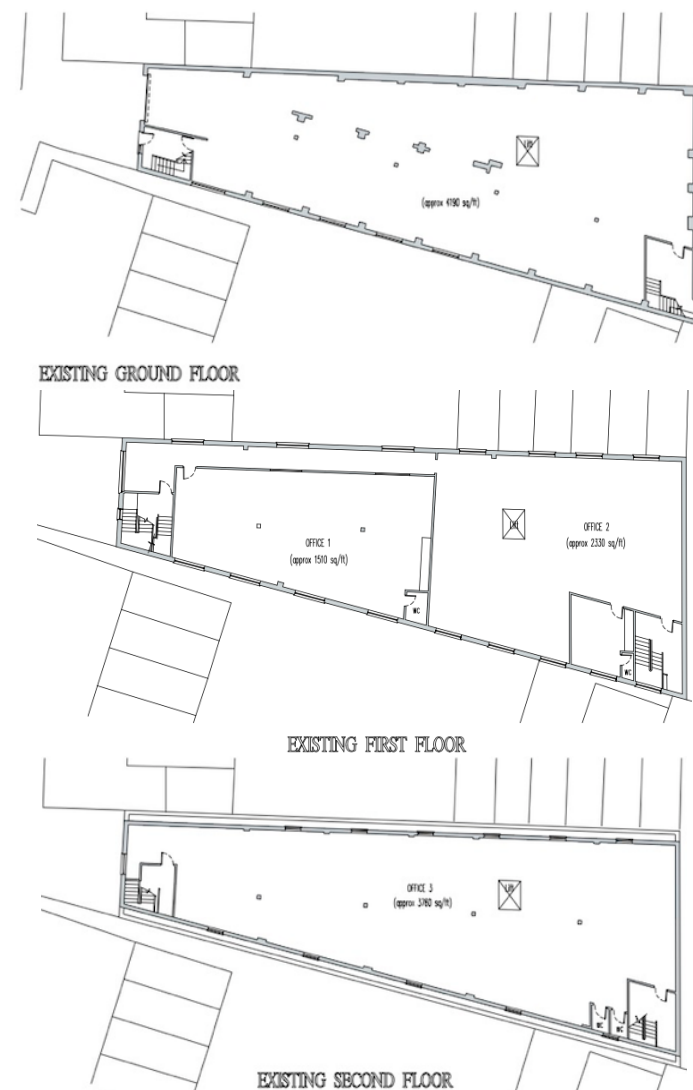
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

### Services/Utilities

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

## Viewing

Strictly by arrangement via agents as above.



Floor plans provided for indicative purposes only not to be relied upon for any scale