



**STUNNING REFURBISHED
OFFICE BUILDING
TO LET
SUITE 1
142b HERMON HILL
SOUTH WOODFORD
E18 1QH
400 - 835 sq.ft.
(37.16 – 77.57 sq.m.) GIA**

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

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.

The subject property is located within a secondary mixed use parade on A113 Hermon Hill immediately between the Ark fish restaurant Fireaway Pizza and within 200 metres of George Lane.

South Woodford Underground Station (Central Line Zone 4) is a short walk away providing the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

South Woodford to Epping – 16 minutes

The building is served by the following bus routes:

W12 – Rensburg Road E17 to Woodbine Place E11

W13 – Leytonstone Station to Monkams Lane IG8

N55 – Monkams Lane IG8 to Oxford Circus night service

*Information provided by TfL



Accommodation

Available accommodation comprises a self contained 2x storey rear office building linked to the recently constructed front building via a communal entrance directly off of Hermon Hill.

The building is laid out as open plan accommodation on the ground floor whilst the first floor is divided via demountable partitioning to form 3 private offices.

Each floor has a separate WC whilst ground floor has a kitchenette. The building has recently been refurbished and is in excellent decorative order.

Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Ground floor:	400	37.16
First floor:	435	40.41
Total:	835	77.57

NB Floors are available together or separately

* Floor areas provided by Landlord.



Terms

Tenure

Leasehold. A new FR& I lease(s) is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary. The new lease(s) is to be contracted outside of the 1954 L & T Act.

Rent

£24,000 per annum exclusive plus VAT. Consideration would be given to letting the floors separately terms upon application.

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 the floors are assessed individually and fall below the threshold to qualify for SBRR. Interested parties are advised to make their own enquiries.

Service charge & Building insurance

To be confirmed.

Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

Possession

Immediately upon completion of legal formalities.

EPC

74C

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 Freeholders agents as above.

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

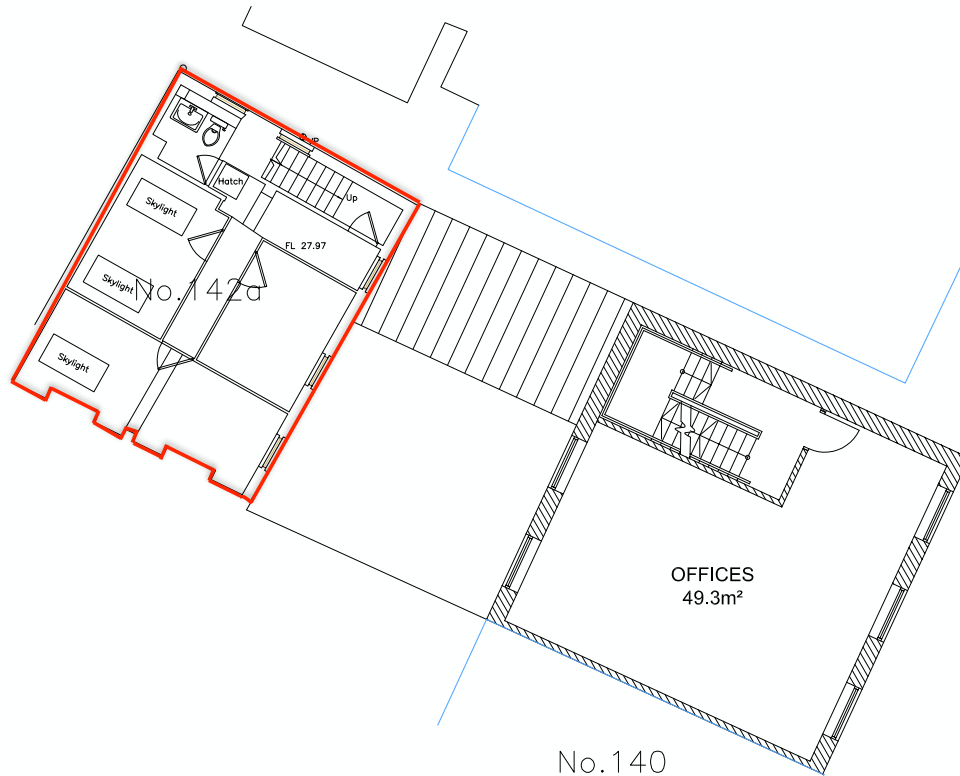
📘 @adamsteinandco

🐦 @adamsteinandco

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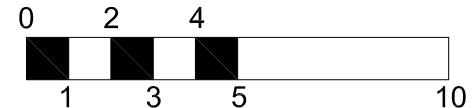
Ark Fish Restaurant



Use figured dimensions only.
Contractors must verify the dimensions before starting work or shop drawings.

Revisions	Date	Authorised
A - Staircase revised	10.07.19	KDE

Scale



PLANNING SUBMISSION

Heritage Estate (UK) LLP
142a HERMON HILL
SNARESBROOK, E18
COMMERCIAL DEVELOPMENT
First Floor Plan

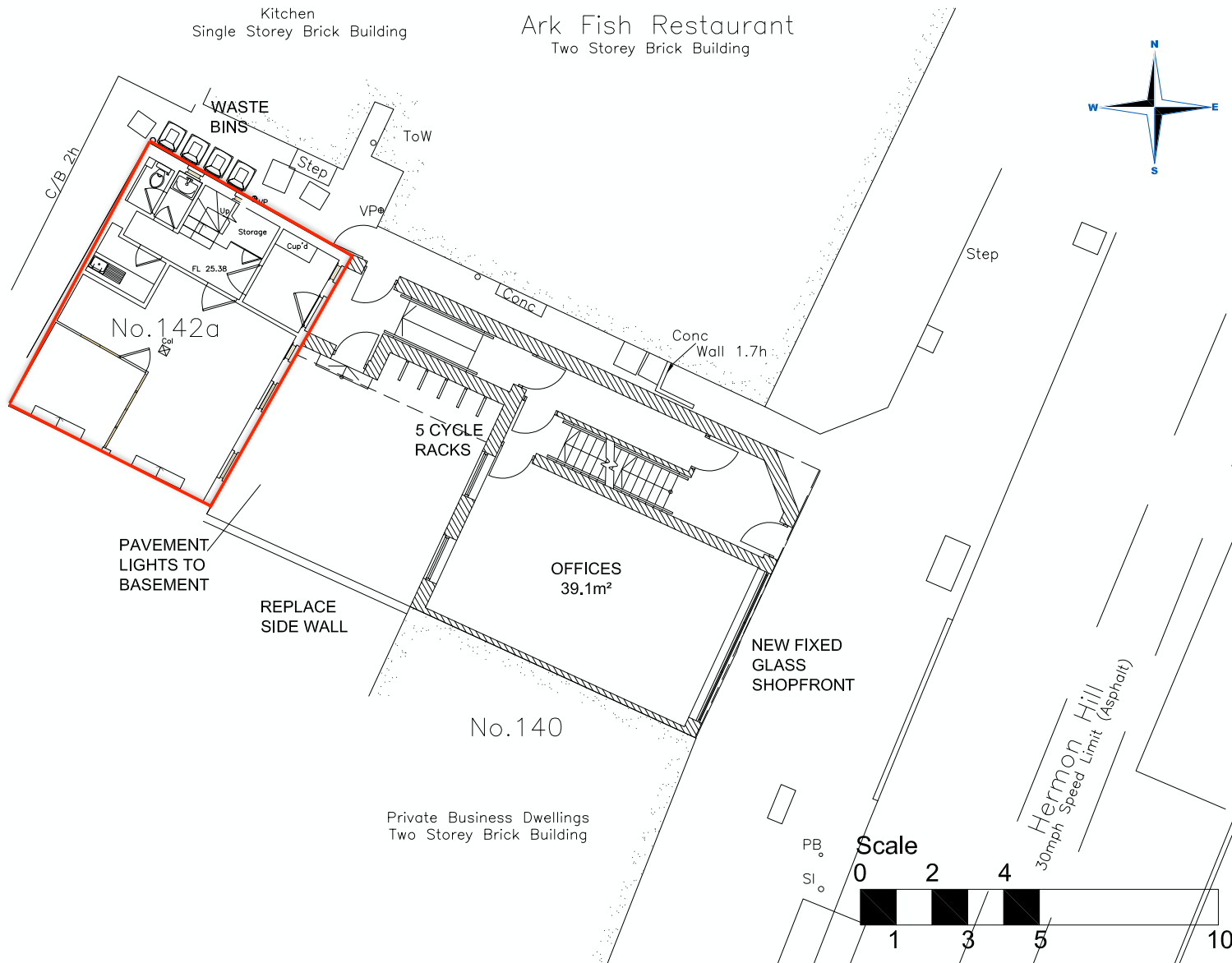
Drawn: NMG Authorised: KDE

Scale	1:100 @ A3	Date	NOV 2016
5060	DE	05	Rev A

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Endorsements that work



Contractor must confirm the dimensions before starting work on site. See page 2.

Revisions	Date	Authorised
A - Floor revision to respond to comments from the LPA	13.01.17	KDE
B - Car parking/loading doors removed and space under front building changed to office. Staircase redefined.	10.07.19	KDE
C - Door removed from entrance office.	17.07.19	KDE

PLANNING SUBMISSION

Heritage Estate (UK) LLP
142a HERMON HILL
 SNARESBROOK, E18
 COMMERCIAL DEVELOPMENT
 Ground Floor Plan

Drawn: NIRC

Authorised: KDE

Scale: 1:1100 @ A3 DWG: NOV 2016

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Environments that work