

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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🏢 Adam Stein & Co Ltd

OFFICE SUITES TO LET

14 & 15 THE BROADWAY
WOODFORD GREEN
ESSEX
IG8 0HL

360 sq.ft./670 sq.ft./970 sq.ft.
(33.44 sq.m./62.24 sq.m./90.12 sq.m.)



General view of block

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

Woodford Green is an area of east London with the London Borough of Redbridge with the Broadway itself representing the main commercial district on the west side of Woodford station.

This is a highly desirable location mainly comprising of boutique style retailers, coffee shops and restaurants serving an affluent residential community.

Accommodation

Available accommodation comprises of a series of small offices suites within the upper part of the building with rear access via Bairny Wood Approach.

The building is in very good decorative order benefitting from Air Conditioning and communal WCs.

Approximate floor areas as follows:

Suite No.	Sq.ft.	Sq.m.
2a	360	33.44
14a	670	62.24
1a	970	90.12



Terms

Tenure

New leases are available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

Rent

Upon application. Rent will be subject to VAT.

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.

Service charge

Currently £7.85 psf plus VAT fully inclusive of all running costs save for internal office cleaning, phone fax and broadband which are available as an additional service if required.

Legal costs

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

EPC

To be advised.

Cons. Protection & Money Laundering Regulations

It is recommended applicants seek independent professional advice before entering into a contract on this property. Proof of identity is required from companies/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.



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