



PROFESSIONAL OFFICE TO LET

**GROUND FLOOR PROFESSIONAL
OFFICE/SHOP WITH WINDOW FRONTAGE**

TO LET

**68 GEORGE LANE
SOUTH WOODFORD
E18 1LW**

**c500 sq.ft.
(c46.45 sq.m.)**

**Plus additional 100 sq.ft. (9.29 sq.m.)
meeting room/stores if required.**

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. South Woodford (Central Line Zone 4) offering quick and easy access to the City and West End is within easy walking distance whilst the A406 North Circular Road which in turn provides access to M11, A12 and A10 is close by.

The property is located at the George Lane/Pulteney Road junction directly opposite Co-op and overlooking Cowslip Road.

South Woodford underground station providing quick and easy access to the City and West End is moments away.

Furthermore, the immediate area is served by the following bus routes:

W12 – Rensburg Road E17 to Woodbine Place E11

W13 – Leytonstone Station to Monkams IG8

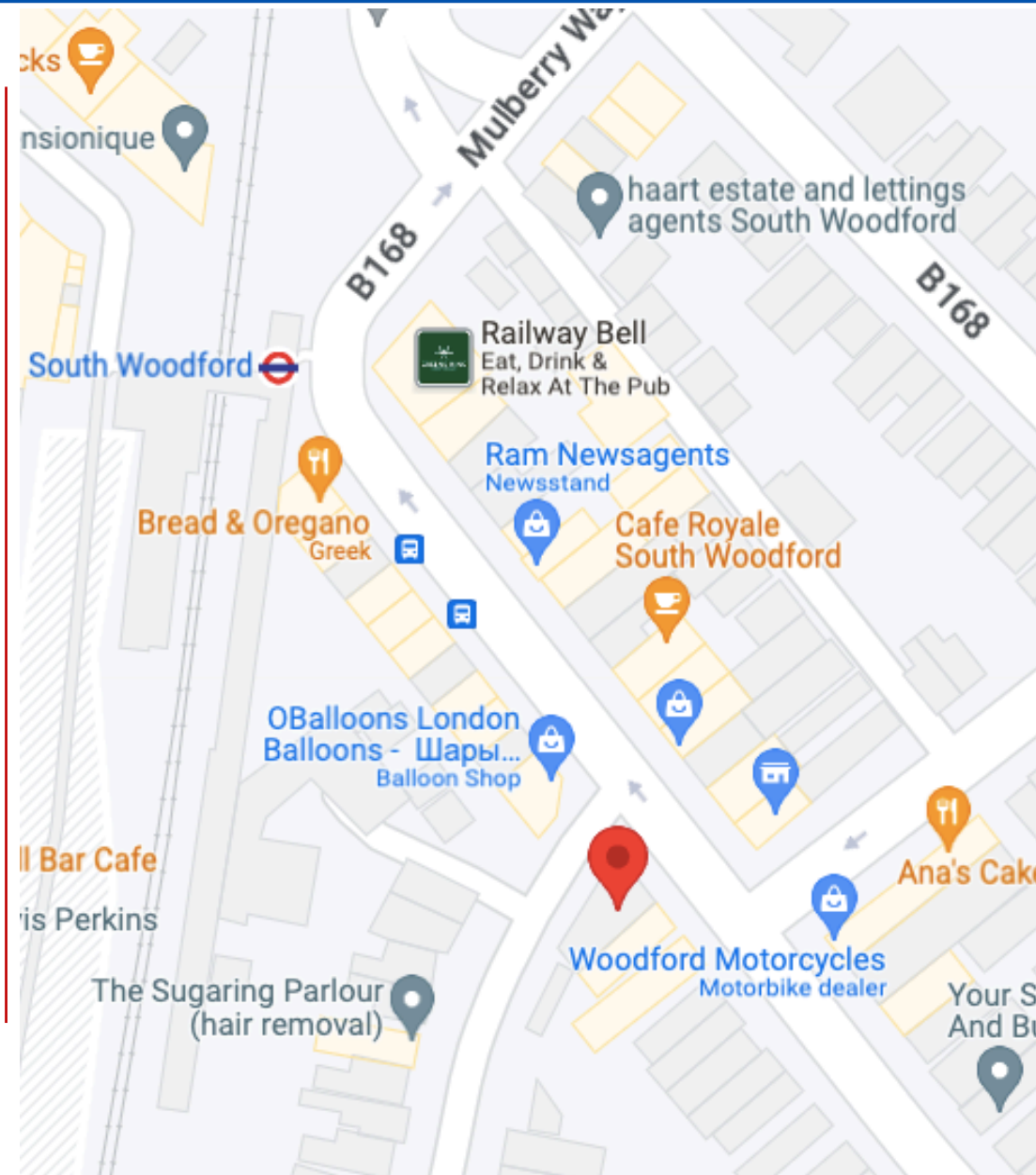
W14 – Cross Road IG8 to Leyton Mills E10

179 – Chingford Station to Hainault Street IG1

549 – South Woodford Station to Loughton Station

N55 – Monkams IG8 to Oxford Circus

* Information provided via TfL website.



Accommodation

Available accommodation comprises of a self contained and open plan commercial lock up unit with Class E use.

Amenities include a double glazed shop front with electrically operated roller shutter, suspended ceiling with inset lighting, central heating, air conditioning and carpeting.

To the rear is a small shared lobby leading on to Male & Female WCs and a kitchenette.

Overall the unit is in good condition with an approximate floor area of 500 sq.ft. (46.45 sq.m.).



Terms

Tenure

The unit is available by way of new lease directly from the Freeholder for a term of years to be agreed and subject to periodic rent reviews where necessary.

Rent

Upon application. Rent to be paid quarterly in advance on the usual quarter days.

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

To be advised.

Business rates

Interested parties will be advised to make their own enquiries in this regard.

Rental deposit

The Landlord reserves the right to request a rental deposit of up to a maximum of 6 months rental subject to covenant.

Utilities

Ingoing Tenant to be responsible for 50% of utilities.

Legal costs

The ingoing Tenant to be responsible for the Landlords reasonable legal fees.

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.

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.

EPC

Available on request

Viewing

Strictly by prior appointment via sole agents:

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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