



**SELF CONTAINED BUILDING
TO LET**
380 sq.ft. (35.30 sq.m.)
37 MILL LANE
WOODFORD GREEN
IG8 0UG

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 attractive rural suburb within the London Borough of Redbridge approximately 7 miles north east of the City and 8 miles from the West End.

The immediate area benefits from a wealth of parks and green open spaces as well as a host of independent retailers and a booming café society.

The building is located just off of the High Road (A104) opposite the Johnston Road junction with much vehicular traffic throughout the day and well into the evening.

Transport links are superb as the High Road (A104) links north London to Epping whilst the M11 and M25 are also accessible whilst Woodford Central Line underground station (Zone 4) is within walking distance providing convenient access to the City and West End.

In addition the area is served by the following bus routes:

20 – Walthamstow Bus Station to Burton Road

179 – Chingford Station to Hainault Street

W13 – Leytonstone Station to St Thomas Church

N55 – St Thomas Church to Oxford Circus night service



Accommodation

Available accommodation comprises of a small self contained office building over ground and first floors.

First floor is divided into 2x rooms whilst ground floor provides for a reception area, private office and single WC.

The office is in good decorative order with an approximate floor area of 380 sq.ft. (35.30 sq.m.).

Terms

Tenure

Leasehold. A new lease is available directly from the freeholder for a term to be agreed at a quoting rental of £12,000 per annum.

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.

Possession

On completion of legal formalities or sooner by arrangement.

Business rates

To be advised.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

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

An EPC will be available shortly.

Viewing

Strictly by prior appointment via this office.