

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**SELF CONTAINED FIRST FLOOR
OFFICE SUITES TO LET**

**MARLBOROUGH BUSINESS CENTRE
96 GEORGE LANE
SOUTH WOODFORD
E18**

**1,400 sq.ft./2,260 sq.ft./3,660 sq.ft.
(130 sq.m./209.96 sq.m./340.02 sq.m.)**

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).

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Location

South Woodford is a popular suburb located approximately 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road. George Lane forms the main commercial thoroughfare with the subject property located at on the George Lane/Marlborough Road junction moments from South Woodford Underground Station (Central Line Zone 4) offering the following approximate journey times:

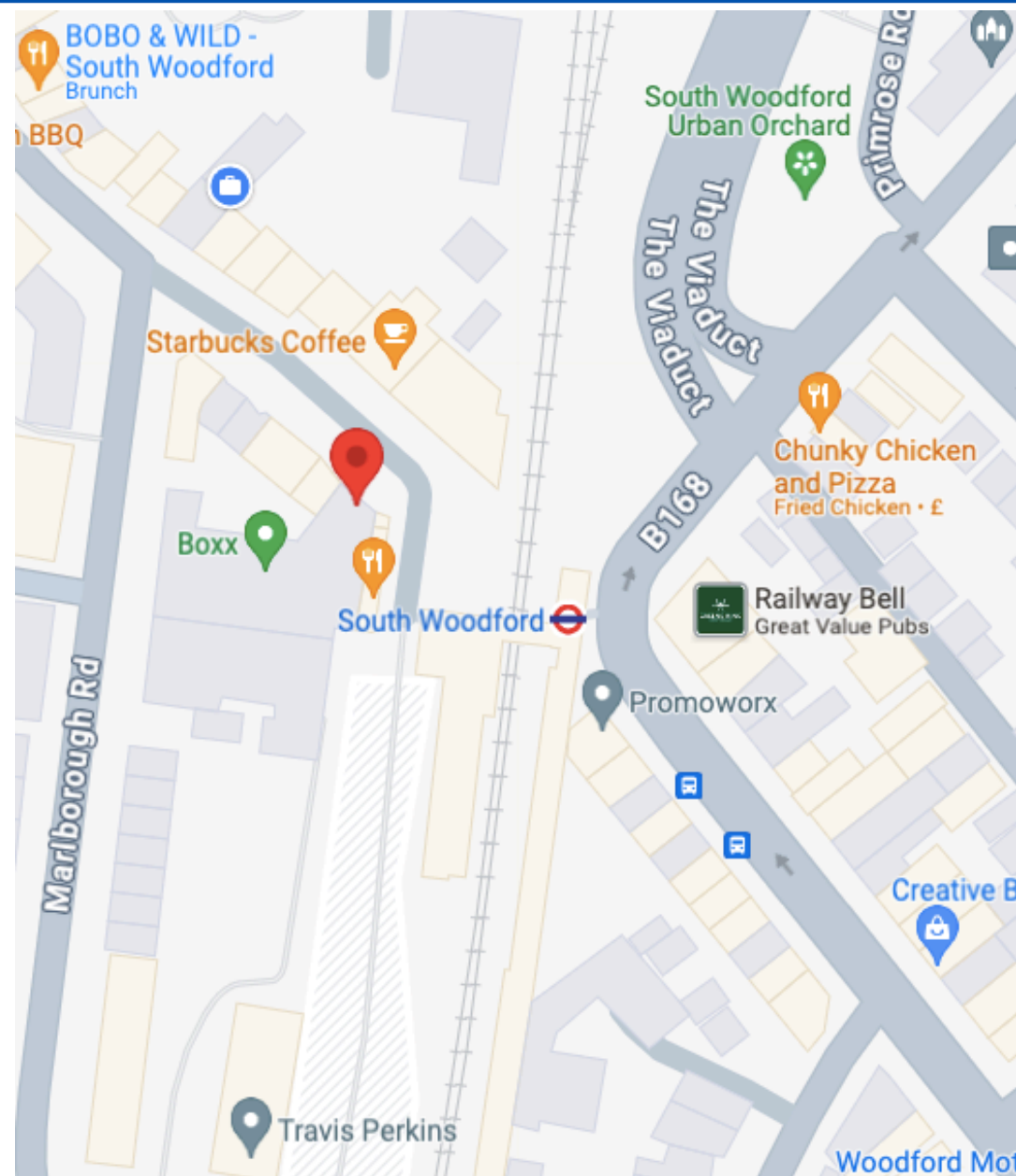
South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, George Lane is served by bus routes: 179 (Chingford to Ilford), W12 (Walthamstow to Wanstead), W13 (Leytonstone to Woodford Green), W14 (Clayhall to Leyton Mills) and N55 (Woodford Green to Oxford Circus)

*Information provided by TfL

This is an extremely busy and vibrant location with nearby occupiers including Starbucks, KFC, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots, Travis Perkins and Odeon Cinema as well as a host of banks, building societies, independent boutiques, coffee shops, cafes and restaurants.



Accommodation

The available accommodation comprises of two self contained office suites above the Marlborough Business Centre each with their own dedicated entrances off of Marlborough Road. The suites are essentially open plan although have been divided by way of lightweight demountable partitioning to provide for various open plan and cellular offices.

Each unit benefits from their own Male & Female WCs, kitchenette, Central Heating system and is in reasonable decorative order.

Approximate floor areas as follows:

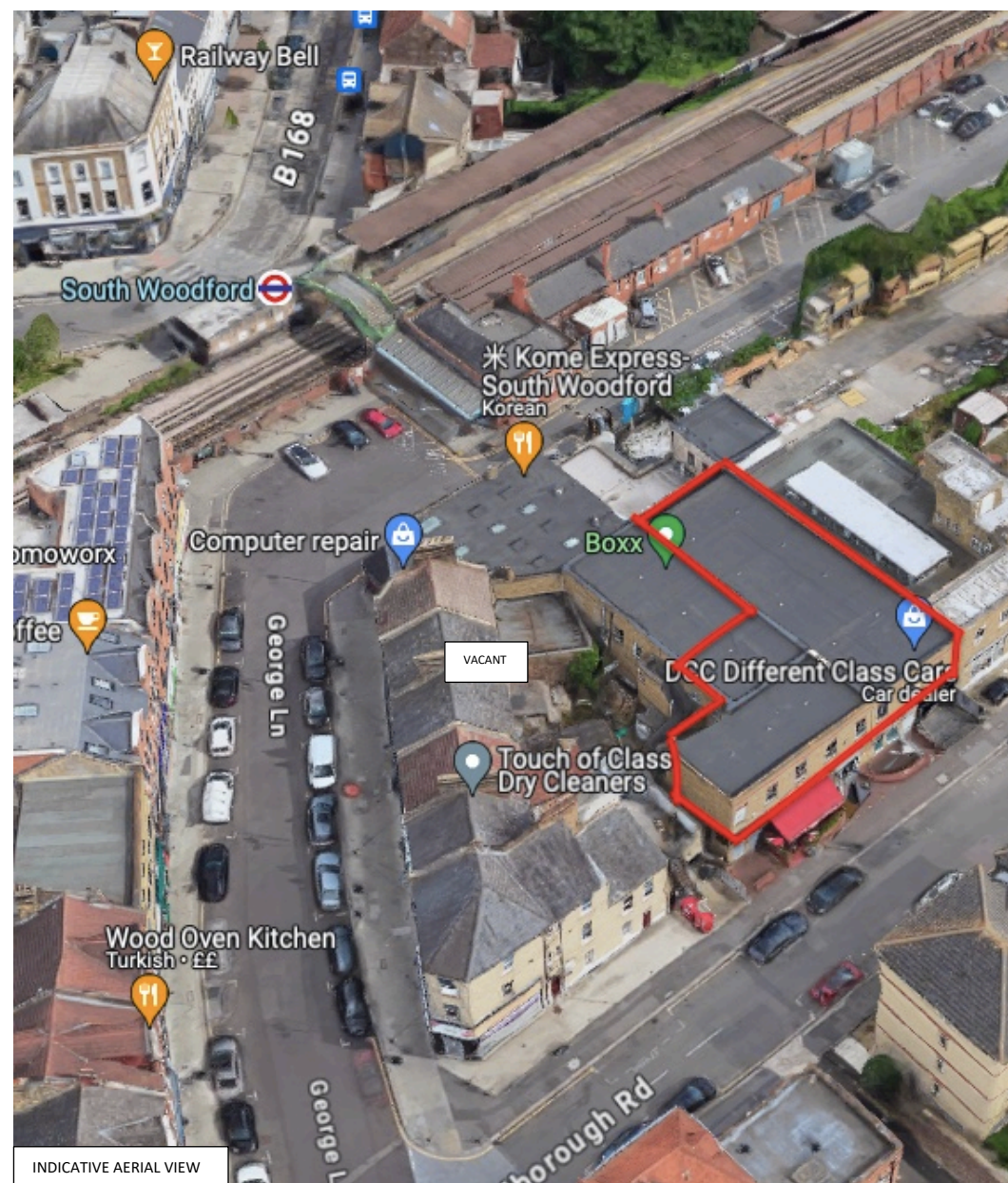
	Sq.ft.	Sq.m.
Unit B	2,260	209.96
Unit C	1,400	130.06

The units can be combined if required.

* Floor areas provided by Landlord and will be subject to verification.

User

The premise currently benefit within Class E use. We consider the premises would be ideally suited for professional users, educational/tutorial or possibly medical uses.



Terms

Tenure

Leasehold. The units are available by way of new leases directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary.

Rent

£16.50 psf exclusive of all other outgoings. We understand that the building is not elected for 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.

Business rates

Payable by the Tenant. Interested parties are advised to make their own enquiries in this regard.

Legal costs

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

Service charge

To be confirmed.

Building insurance

To be confirmed.

EPC

Unit B - 82D

Unit C - 82D

Possession

Immediately upon completion of legal formalities or sooner by arrangement.

Consumer Protection & Money Laundering Regulations

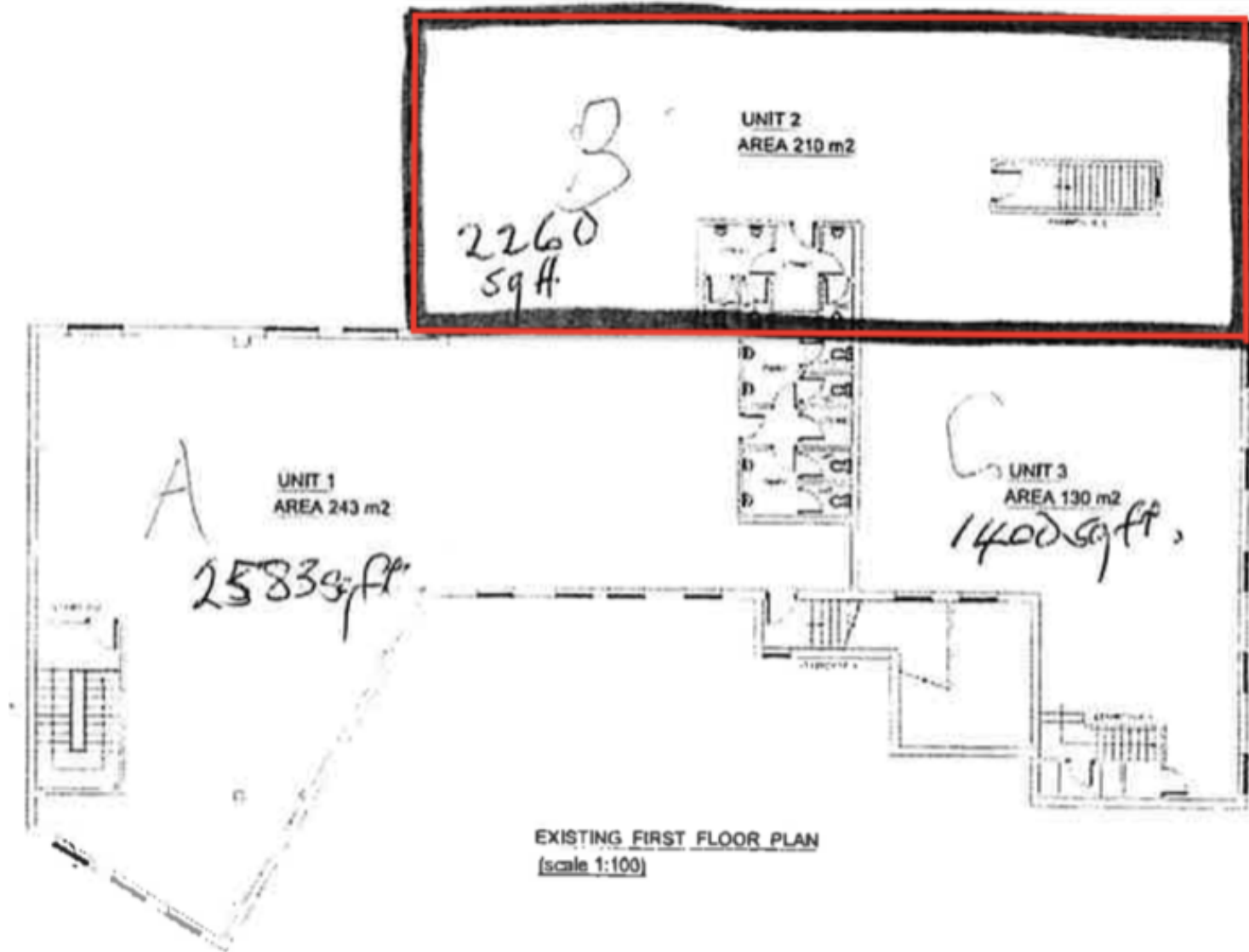
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

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.

Viewing

Strictly by prior arrangement via Freeholders sole agents.



EXISTING FIRST FLOOR PLAN
(scale 1:100)

INDICATIVE FLOOR PLAN NOT TO BE RELIED UPON
FOR ANY SCALE

