



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£87,500 PER ANNUM

- 3 adjacent character office buildings overlooking George Green
- Total office space approx 4,354 sq ft
- Suitable for a variety of uses
- Less than 100 metres from Wanstead Station
- Individual office buildings may be available

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

9, 11 & 13 CAMBRIDGE PARK, WANSTEAD, LONDON, E11 2PU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Location

Situated on Cambridge Park which overlooks George Green and leads into Wanstead High Street. Wanstead Underground Station (Central Line) is located less than 100 metres away. Wanstead High Street is home to many independent occupiers as well as various multiple traders such as Tesco Express, Boots and Majestic Wine. The A12, A406 and M11 are all accessible from the premises and the area is served by local buses.

Description

Comprising 3 adjacent office buildings which have been occupied by a firm of solicitors for many years. The rear of 11 and 13 Cambridge Park was extended by the previous tenant and landlord to provide additional open-plan office space. Please note that the 1st floor of 11 Cambridge Park has been sold off on a long lease. The premises would be suitable for a variety of uses and are more particularly described as follows:

9 Cambridge Park:

Ground floor: 815 sq ft (75.7 sq m).

First floor: 737 sq ft (68.4 sq m).

Basement: 184 sq ft (17.1 sq m).

11 Cambridge Park:

Ground floor: 1,046 sq ft (97.2 sq m).

Basement: 250 sq ft (23.2 sq m).

13 Cambridge Park:

Ground floor: 1,009 sq ft (93.7 sq m).

First floor: 747 sq ft (69.4 sq m).

Basement: 184 sq ft (17.1 sq m).

Total office space: 4,354 sq ft (404.5 sq m).

Total basement space: 618 sq ft (57.4 sq m).

Toilet and kitchen facilities included.

All areas quoted are approximate only.

Terms

The whole premises are available by way of a full repairing and insuring lease, on terms to be agreed, at a rent of £87,500 per annum. Please note that individual office buildings may be available by negotiation so please feel free to contact us for further information on this point.

Business Rates

The London Borough of Redbridge have informed us of the following:

2023 Rateable Value: £44,250

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £22,080.75

Interested parties are advised to confirm current rate liability with the local authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.

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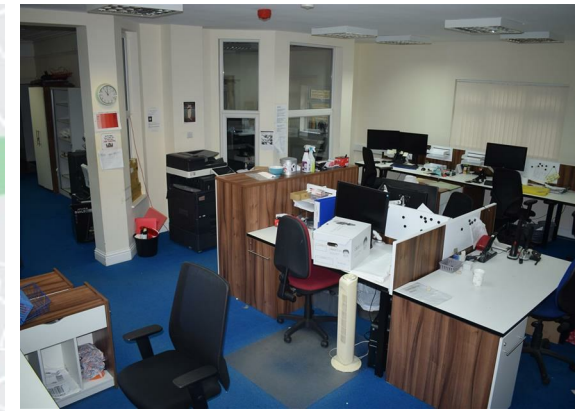
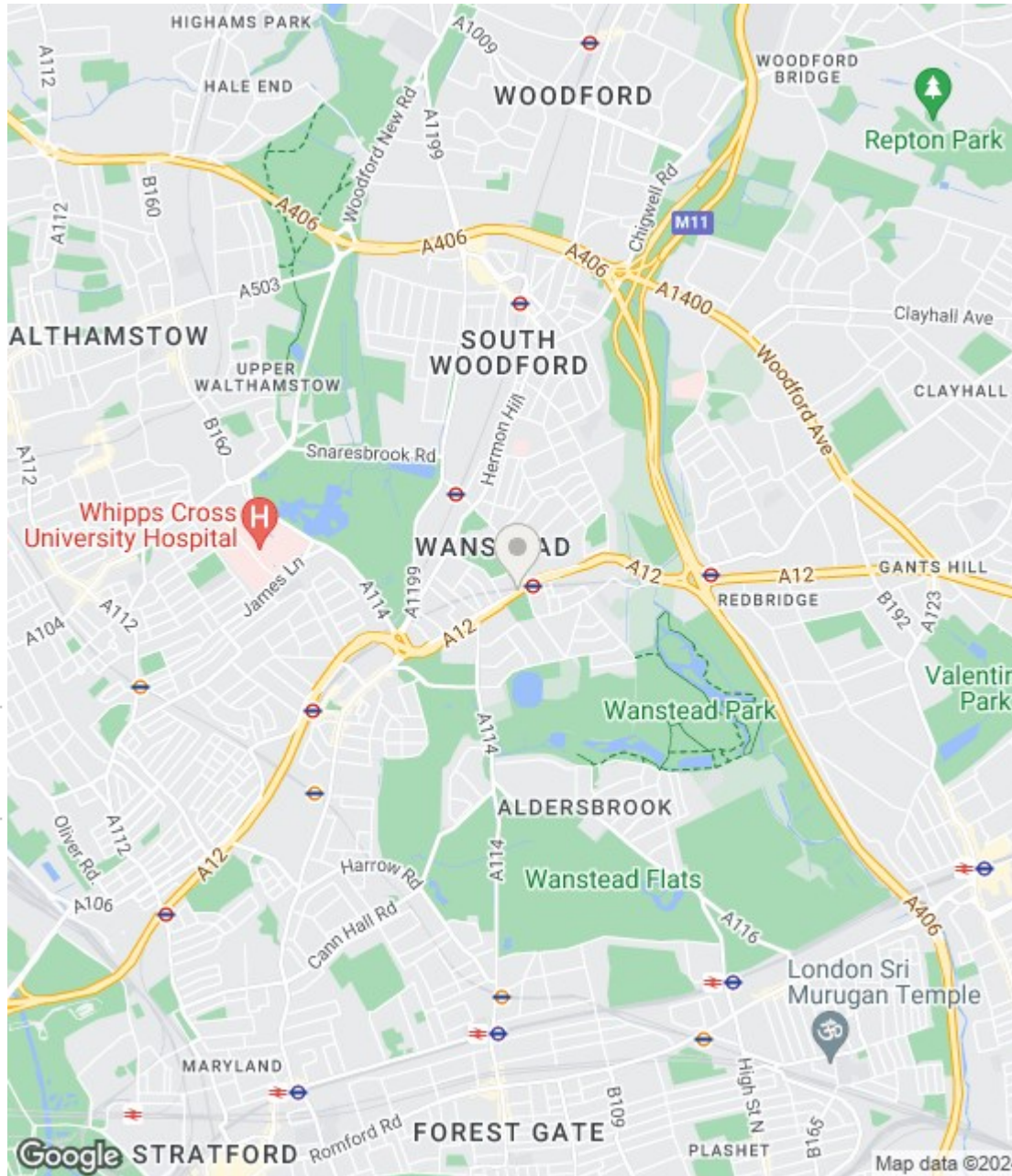
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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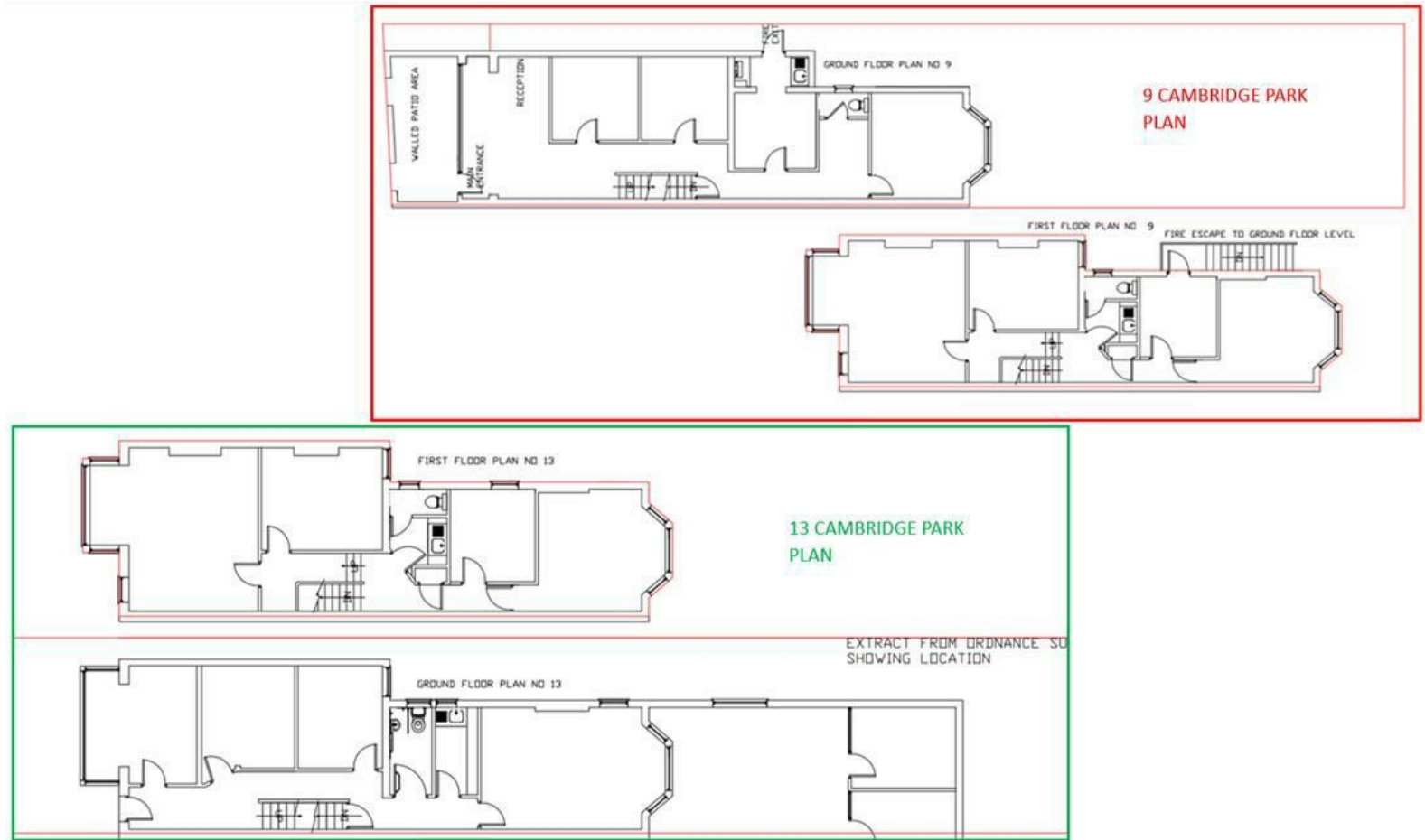
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