



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£49,500 PER ANNUM

- Industrial unit with 1st floor offices
- Totalling approx 3,509 sq ft
- Suitable for a variety of uses
- Includes forecourt parking
- New lease
- Roller shutter

UNIT 5, AVENUE INDUSTRIAL ESTATE, JUSTIN ROAD, CHINGFORD, LONDON, E4 8SU



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.

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

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Location

Situated on the Avenue Industrial Estate, which is within a cul-de-sac on Justin Road, Chingford. Justin Road leads into Walthamstow Avenue, and then the North Circular Road (A406) which provides access to the A-road and motorway network.

Description

Comprising an industrial unit with first floor offices which has been used by a printing company for many years. The premises would suit a variety of businesses and are more particularly described as follows:

Ground floor: 2,040 sq ft (189.5 sq m).

First floor: 1,469 sq ft (136.5 sq m).

Total: 3,509 sq ft (326 sq m).

Kitchenette & toilet facilities included.

Includes forecourt parking.

Roller shutter.

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £49,500 per annum.

Business Rates

The premises will need to be reassessed by the Rating Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises had an Energy Performance Certificate rating of D, although this has now expired. A new EPC has been ordered and will be available in due course.





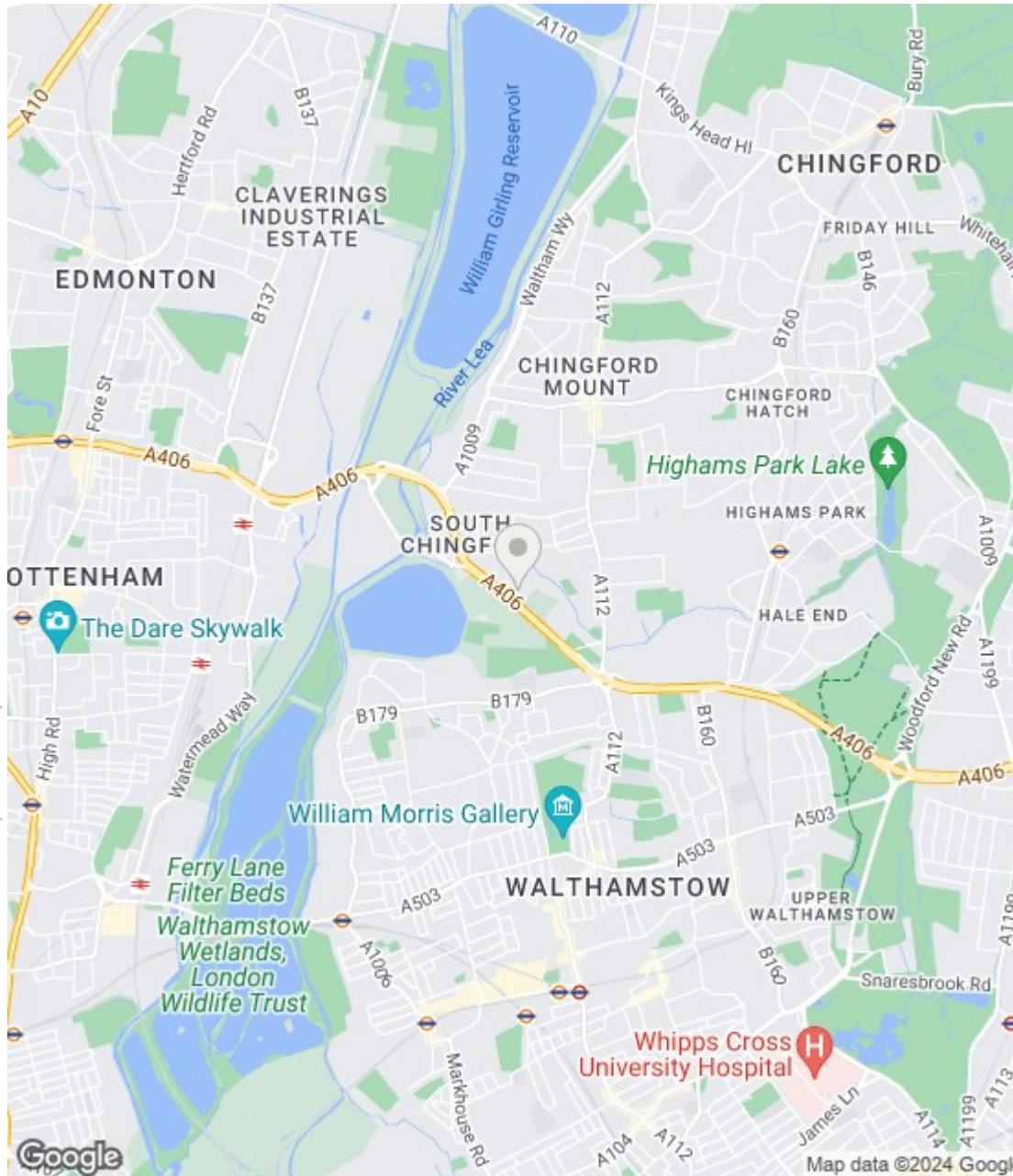
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(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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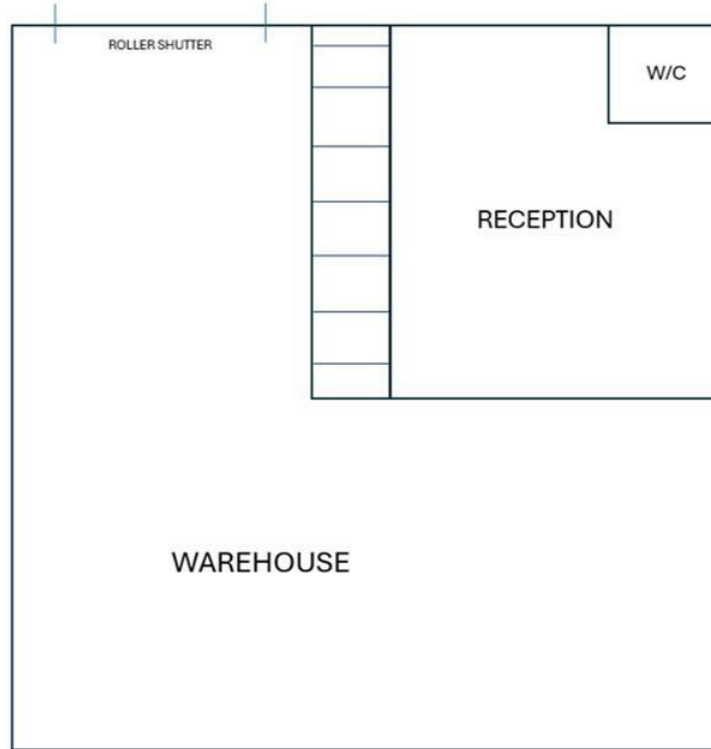
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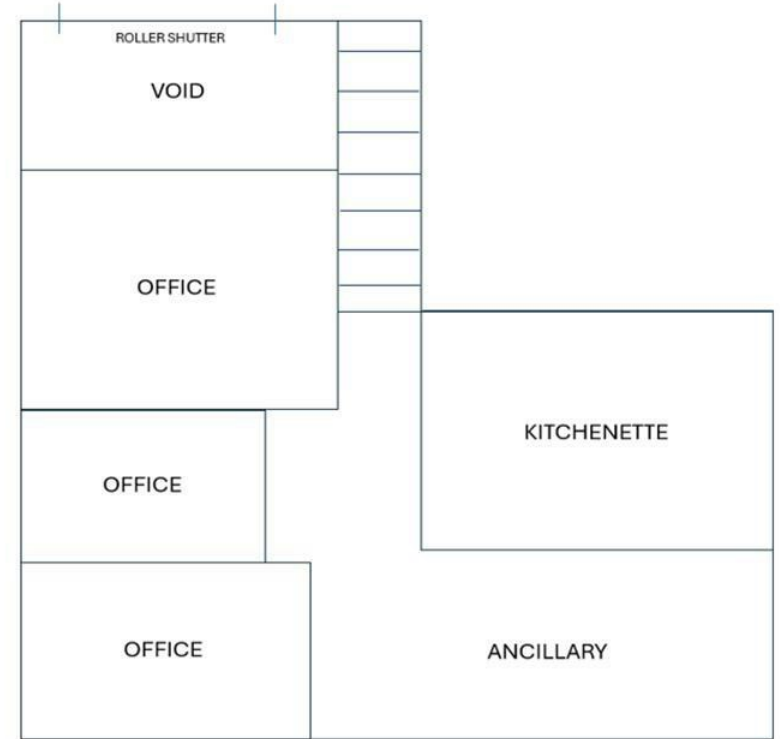
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GROUND FLOOR



FIRST FLOOR

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