



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£8,250 PER ANNUM

- Self-contained 1st floor office
- Approx 216 sq ft
- Woodford Broadway location
- Available now
- New lease

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

1ST FLOOR OFFICE, SUITE 1C, 15 THE BROADWAY, WOODFORD GREEN, ESSEX, IG8 0HL



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 The Broadway in Woodford Green, less than 100 metres from Woodford Underground Station. Occupiers in The Broadway include Sainsburys Local and Cook plus various other retailers and eateries such as Costa Coffee and Belgique. Woodford Underground Station is on the Central Line and provides a regular service to Central London.

Description

Comprising a 1st floor, predominantly open-plan, office with a total area of approximately 216 sq ft (20.1 sq m). The premises benefit from air-conditioning (untested), CAT 5 cabling, double glazing, shared meeting room, separate male and female W/C's and a kitchenette.

Terms

This property is available with a new lease at rent of £8,250 per annum, which includes business rates. Further terms are to be agreed. The lease is to be excluded from the Landlord and Tenant Act 1954.

Service Charge

A service charge will be payable which contributes towards buildings insurance, utilities and the cleaning of communal areas. Further details available upon request.

Legal Costs

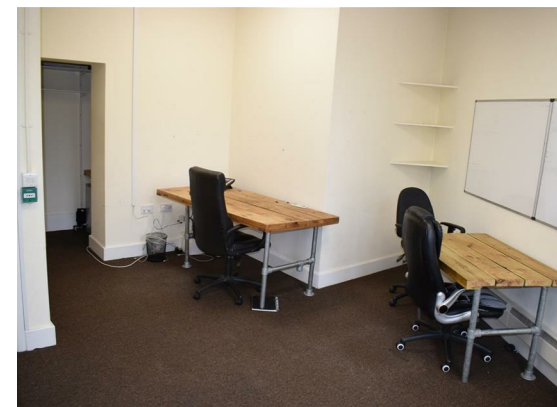
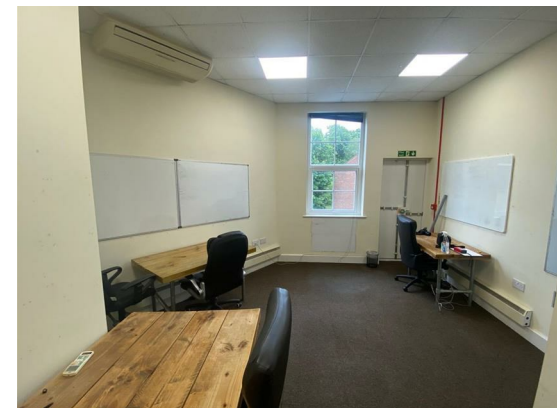
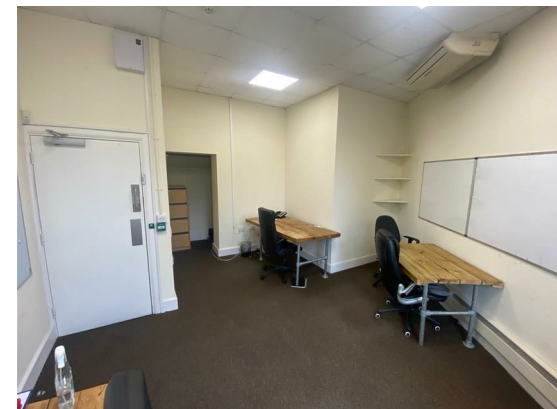
To be met by the ingoing tenant.

Viewings

Strictly through Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of E.



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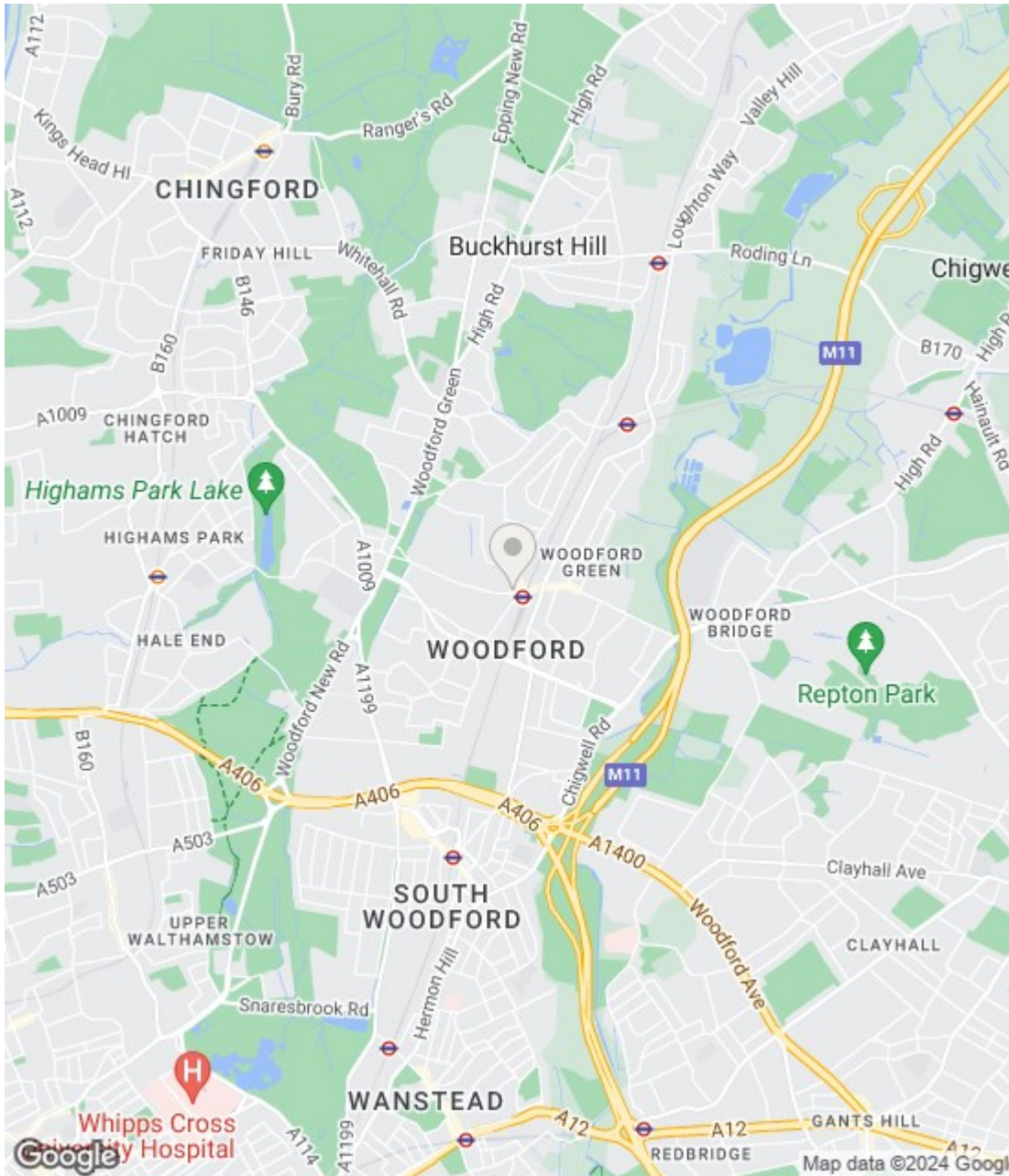
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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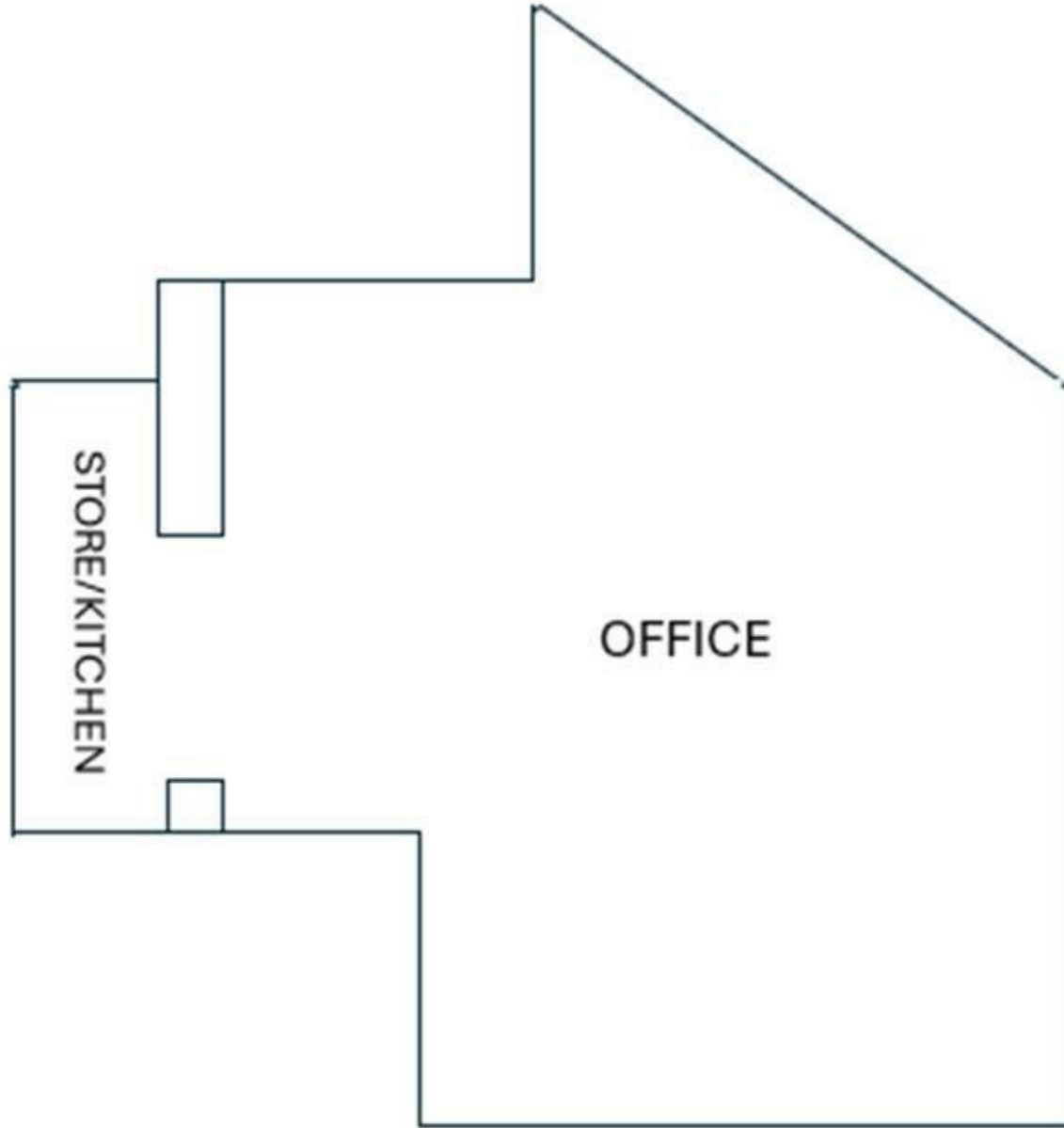
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