

TO LET

>D KirkbyDiamond



First Floor, Saxonbury House, High Street Wanstead, E11 1QQ

1,024 Sq. Ft (95.17 Sq. M)

£25,248 Per Annum Exclusive

- First floor offices to let
- Air conditioning
- Gas fired central heating
- 3 parking spaces

Location:

The property is situated on High Street Wanstead in a prominent position between its junction with Hermon Hill (A113) and Sylvan Road. Snaresbrook Underground Station (Central Line) is about 100m to the north west and provides regular services to Central London via Stratford (DLR, Underground (Jubilee Line and Central Line), National Rail (C2C, Greater Anglia and South Eastern Railway). Local bus routes serve the High Street.

Description:

Saxonbury House is a detached three storey building with retail units to the ground floor and offices to the upper parts. The first floor office benefits from air conditioning, gas fired central heating, a kitchenette and cloakroom. The tenant will have a non-exclusive right to use 3 car parking spaces to the rear car park.

Terms:

Available by way of a new effective FRI lease outside of the L&T Act 1954 for a term to be agreed at a rent of **£25,248** per annum exclusive.

VAT:

The property has been elected for VAT and therefore, is payable at the appropriate rate where applicable.

EPC:

D-76

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a net internal basis (NIA).

<u>Accommodation</u>	<u>Sq. Ft</u>	<u>Sq. M</u>
First Floor	1,024	95.17

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates:

From enquiries we understand that the current rateable value as of April 2023 is £20,000 giving an estimated rates payable in the order of **£10,200**.

Interested parties are advised to contact the relevant Local Authority for further information.

Viewings:

For further details please contact the sole agents:

Hugo Harding

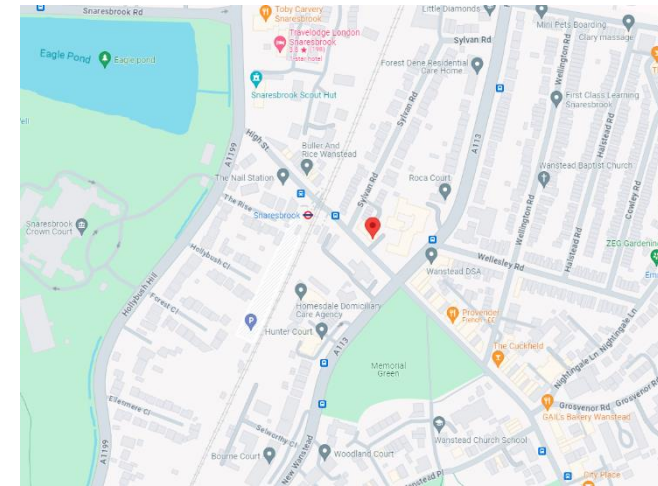
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