

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton 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.



Refurbished Self-Contained Rear Office Building
400sq ft to 835sq ft
(37.16m sq – 77.57m sq)

TO LET

Suites 1 & 2
142B Hermon Hill
South Woodford E18 1QH

- Recently refurbished to a high standard
- Excellent natural light
- Wall mounted electric heaters
- Air conditioned
- Ample electricity sockets
- LED Inset spot lighting
- Internet connection



LOCATION:

The property is located on Hermon Hill (A113), within approx 200 yards of George Lane & therefore within a short walk of South Woodford (Central Line) station. The parade comprises independent retailers & is immediately adjacent The Ark fish restaurant. There is unrestricted car parking along the side roads on the Eastern side of Hermon Hill.

ACCOMMODATION:

Comprising a recently refurbished rear self-contained 2-storey rear office building which is linked to the front of the property via a communal entrance off Hermon Hill. The building is laid out to provide an open plan office on the ground floor & 3 private offices on the 1st floor. There are shared kitchen facilities on the ground floor & WCs on both floors.

Ground floor – 400sq ft (37.72m sq).

First floor – 435sq ft (40.45m sq).

The offices are available either as a whole or separately.

Lease(s).

A new FRI Lease(s) to be made available for a term(s) to be agreed, subject to periodic upward only rent reviews, drawn outside the provisions of the Landlord & Tenant Act.

Rent.

Ground floor - £12,000pax

First floor - £13,050pax

Entire - £24,000pax

Business Rates.

The building is currently assessed as two separate suites for rating purposes which, individually, falls below the threshold. A letting of the entire takes the Rateable Value above the threshold. It will be the tenant's responsibility to satisfy themselves whether they qualify for rate relief in whole or part.

Ground floor RV - £8,000 - £3,992

First floor RV - £9,300 - £4,640.70

Service Charge.

The tenant(s) will be responsible for a contribution towards the service charge for those parts of the building they have use of to include, but not limited to, the cleaning / lighting of common parts, servicing of fire & smoke alarms etc & a contribution towards the Building Insurance. Further details available upon request.

Legal Costs.

The ingoing tenant is to be responsible for the Landlords legal costs borne in this transaction.

Administrative Fee.

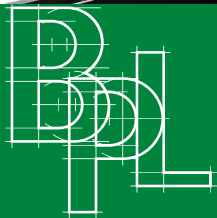
Upon terms being agreed and prior to Solicitors being instructed, prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Possession.

Immediate upon completion of legalities.

VIEWING:

By prior appointment through sole agents Bennett Phillips Luton / Contact Marc Luton 020 8501-3000 / email marc@bennettphillips.com



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