



38 Woodgrange Road, London, E7 0QH

First floor office space close to Forest Gate Station.

- Flexible office space
- Personnel lift
- Excellent transport links
- Alarm System
- Good natural light

Interested?
Request more information.

020 8221 9610
dobbinandsullivan.com

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Summary

Available Size	3,162 sq ft
Rent	£47,500 per annum
Rates Payable	£21,956 per annum We recommend any ingoing tenant makes their own enquiries with the local authority.
Rateable Value	£44,000
EPC Rating	B (46)

Description

The premises is a first floor office space with access from Claremont Road with a small storage space on the ground floor.

The first floor space benefits from disabled, male and female toilets, a fresh air system, alarm, kitchenette and personnel lift. The space is split into 3 main areas although this can be further sub-divided with retractable panels.

Location

The entrance to the offices is on Claremont Road, just off Woodgrange Road. It is 0.1 miles from Forest Gate station which lies on TFL rail and will be on the Crossrail line.

There are also a number of local bus routes in the area providing easy access to Stratford and elsewhere.

Woodgrange Road is a busy local parade with a number of cafes, local retailers and major national occupiers.

Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
1st - Offices	3,083	286.42	Available
Ground - Office/ Storage	79	7.34	Available
Total	3,162	293.76	

Viewings

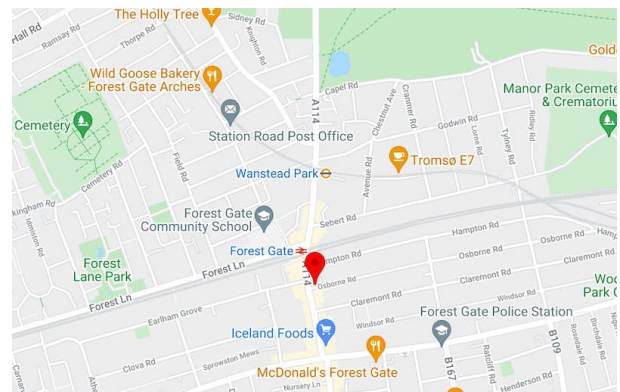
Strictly by appointment through the sole agents, Dobbin and Sullivan

Legal costs

The in-going tenant to pay the Council's surveyor's fees prior to completion at 10% of one years rent. An undertaking will need to be entered into prior to the the Council's solicitors forwarding lease documentation which currently equates to £1,500 subject to confirmation.

Lease

A new full repairing and insuring lease is available for a term to be agreed.



Viewing & Further Information

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