



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£12,000 PER ANNUM

- Woodford Broadway location
- Approximately 304 sq ft
- Less than 100m from Woodford Station
- New lease
- Ground Floor Office
- High Ceilings

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

GROUND FLOOR OFFICE, G1, 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. The Broadway is home to a number of local occupiers as well as several multiple traders such as Cook, The Co-Op and Costa Coffee. Woodford Underground Station is on the Central Line and provides a regular service to Central London.

Description

Comprising a ground floor office of 304 sq ft (28.3 sq m) which would suit a variety of uses. The premises benefit from air-conditioning (untested), double glazing, entry phone system, shared kitchenette and male and female W/C. All areas are approximate only.

Terms

This property is available with a new lease at rent of £12,000 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

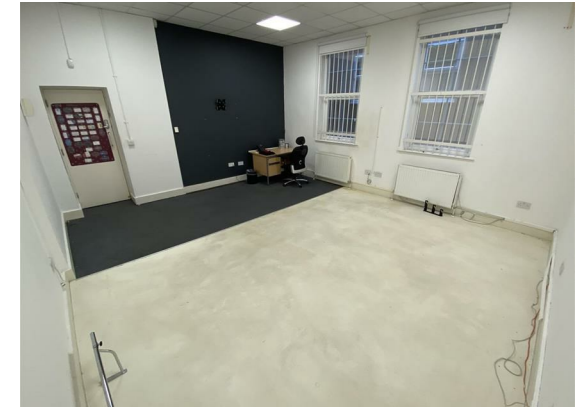
To be met by the ingoing tenant.

Viewings

Strictly through Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of C.



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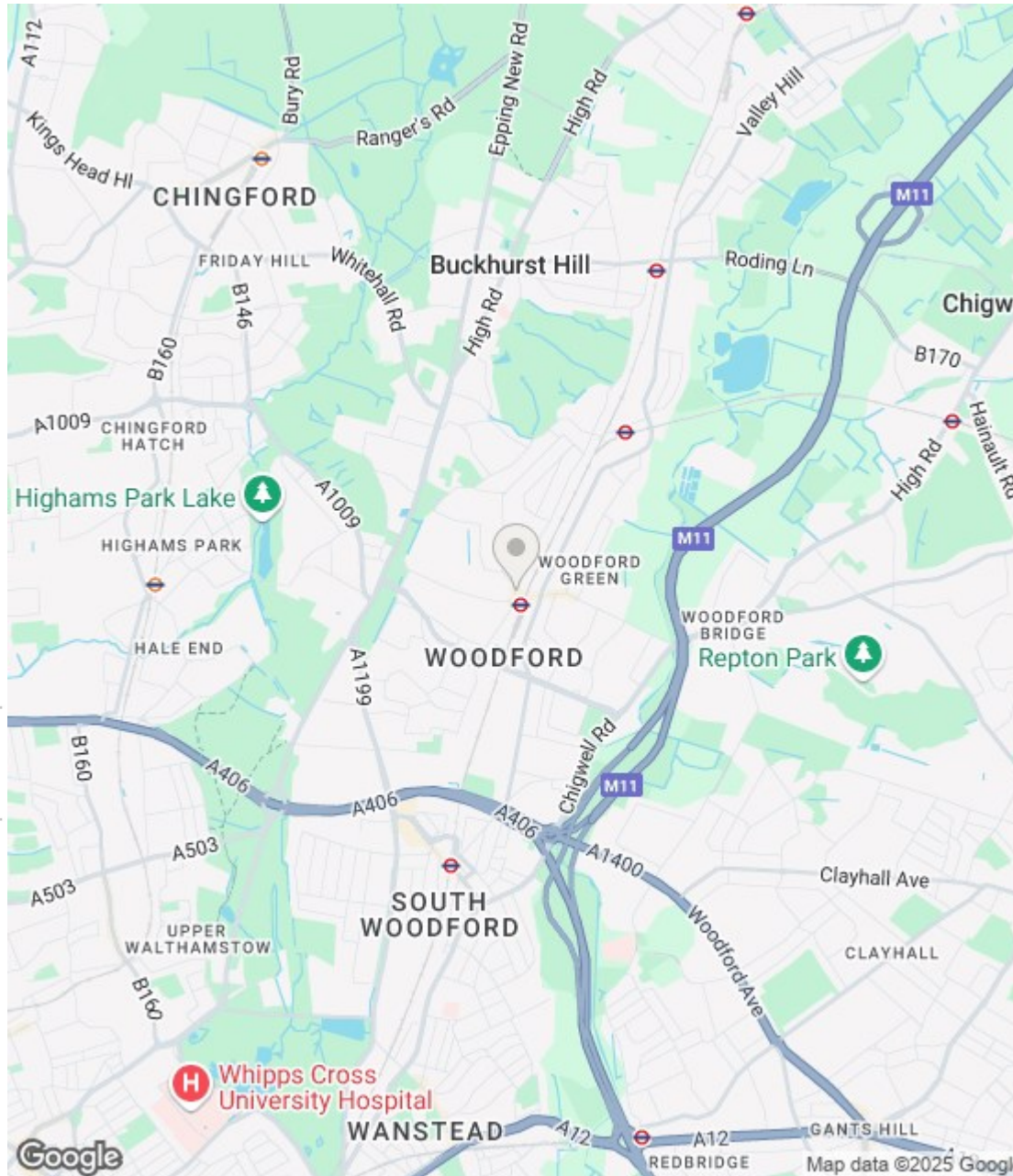
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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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