



Refurbished Storage Unit / Offices With Parking

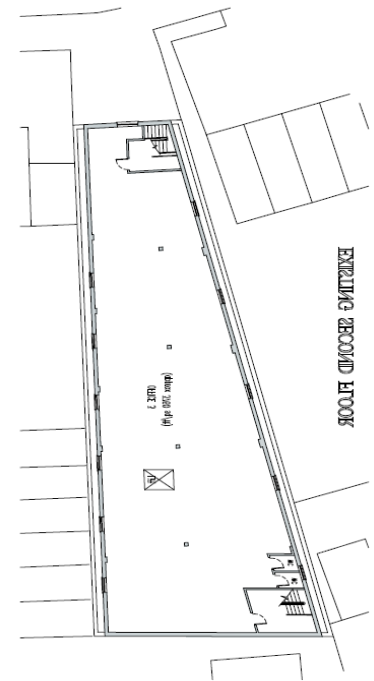
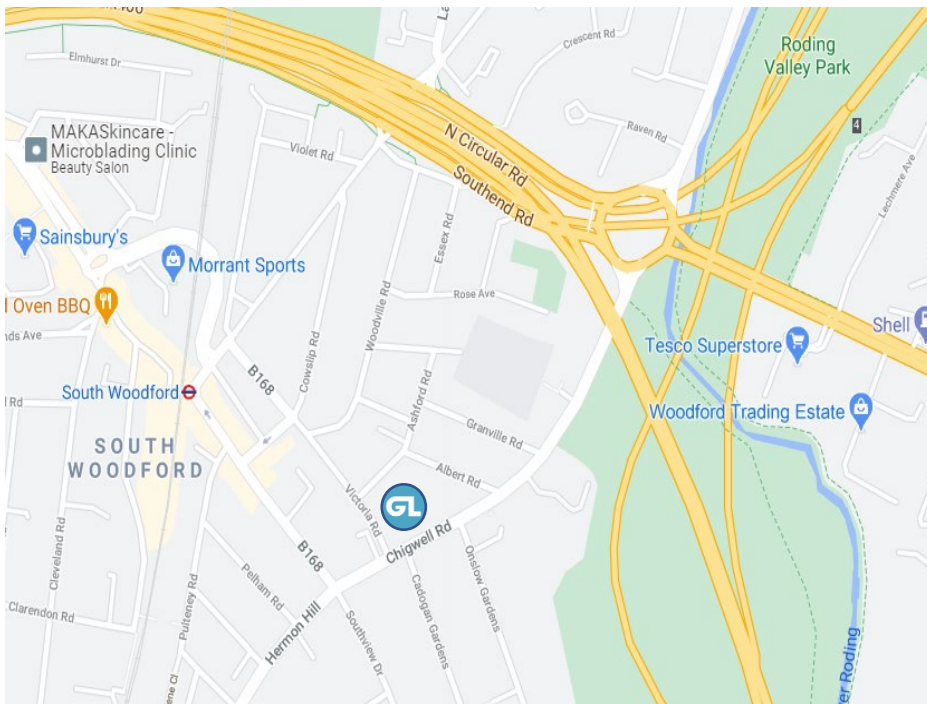
2nd Floor, 1A Victoria Road, South Woodford, London,
E18 1LJ

3,760 SQ FT (349 SQ M.)

Location: The property is located on Victoria Road, close to its junction with Hermon Hill with excellent road links to the (A12), (A406) & (A13) which are accessed both directly & indirectly off Charlie Browns roundabout. Junction 4 of the (M11) is within a mile of the property & provides a connection to junction 27 of the (M25). South Woodford Underground Station (Central Line) is within walking distance & provides a fast & regular service into Central London via Liverpool Street & Bank underground Stations.

Description: Second floor unit available to rent in this refurbished 3 storey self-contained building. The unit has its own designated kitchen and WC facilities. A heavy duty goods lift serves the second floor. There are two parking spaces on the ground floor with additional on street parking subject to receiving a business parking permit from the local council. There is some unrestricted parking available on neighbouring roads.

- GL Very Close To South Woodford Underground Station (Central Line)**
- GL Kitchenette & WC's**
- GL Comfort Cooling**
- GL 24-Hour Access**
- GL Heavy Duty Goods Lift**



Tenure: Leasehold

Terms: A new Lease for a term to be agreed.

Rental: £12.50 P.S.F


Service Charge: TBC.


Rates: The Rateable Value is £22,750 per annum (this is not the figure you will pay)

EPC: NDEA EPC 'B' (40).

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves

and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.