

# Newly Refurbished Storage Unit / Offices With Parking

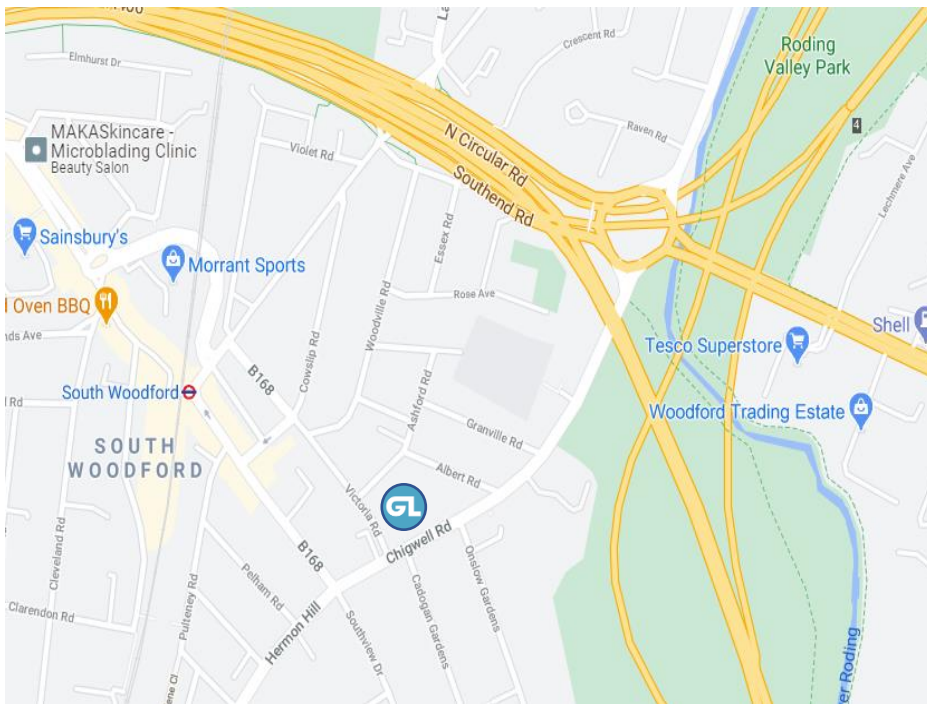
**1A Victoria Road, South Woodford, London, E18 1LJ**

1,378 SQ FT (128.15 SQ M.) - 4975 SQ FT (462 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:** A recently refurbished 3 storey self-contained office. The entire second floor is available with a further 1378 sq ft on the first floor available either together or individually. Each suite has its own designated kitchen and WC facilities. A goods lift serves the second floor. There are six parking spaces on the ground floor with additional on street parking subject to receiving parking permit from the local council.

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



**Tenure:** Leasehold

**Terms:** A new Full Repairing & Insuring lease for a term of 10 years subject to rent review at year 5.

**Rental:** £12.50 P.S.F

**Service Charge:** None Applicable.

**Rates:** Currently being reassessed by the Local Authority.

**EPC:** To be confirmed.

**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.

## Viewing & further information

Strictly by prior appointment

**Danny Pincus**

Tel. 020 8952 6434

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**

Tel. 020 8952 6434

[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

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