

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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SMALL OFFICE SUITES TO LET

135 - 262 sq.ft. (12.54 – 24.34 sq.m.)

SWAN HOUSE
9-10 JOHNSTON ROAD
WOODFORD GREEN
IG8 0XA



These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Woodford Green is an attractive rural suburb within the London Borough of Redbridge approximately c11 miles north east of the City and c15 miles from the West End. The immediate area benefits from a wealth of parks and green open spaces as well as mainly independent retailers and a thriving café society.

The building is located at the High Road's junction with Johnston Road with much vehicular traffic throughout the day.

Transport links are superb as the High Road (A104) links north London to Epping whilst the M11 and M25 are also accessible whilst Woodford Central Line underground station (Zone 4) is within walking distance providing convenient access to the City and West End.

In addition, the area is served by the following bus routes:

20 – Walthamstow Bus Station to Burton Road

179 – Chingford Station to Hainault Street

W13 – Leytonstone Station to St Thomas Church

N55 – St Thomas Church to Oxford Circus night service

Accommodation

Available accommodation comprises of 3x first floor offices suites accessed via a communal entrance. The units are to be redecorated with amenities including Air Conditioning (not tested), Entryphone and Underfloor Trunking. Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Suite 1 (2/3 persons) -	198	18.39
Suite 2 (3/4 persons) -	262	24.34
Suite 3 (1/2 persons) -	135	12.54

* Floor areas provided by Landlord



Terms

Tenure

New leases are available directly from the Landlord on terms to be agreed. The new leases will be contracted outside of the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act.

Rent

Suite 1 -	£9,000 per annum
Suite 2 -	£12,000 per annum
Suite 3 -	£6,000 per annum

NB. Suites 2 and 3 are available together or separately.

Rents to be paid monthly in advance by standing order. Quoting rentals are fully inclusive save for phone, fax, broadband as well as internal office cleaning.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Possession

On completion of legal formalities or sooner by arrangement.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies or individuals before accepting any offer.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

An EPC will be available shortly.

Viewing

Strictly by prior appointment via this office.

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