

# First Floor Office

(Ready for immediate occupation)

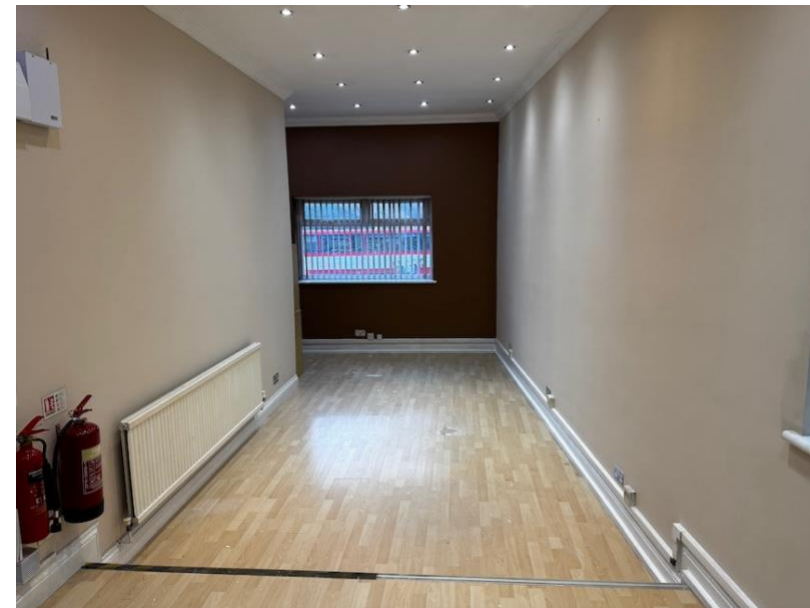
# TO LET

On a New Lease

(119.98 m<sup>2</sup> / 1295.52 sq. ft)

- Ready to Occupy
- 6 Rooms
- Kitchen
- Newly Painted
- £500 per week excl.

602 Chigwell Road  
Woodford Bridge, Essex IG8 8AA



**Location:** The property is located on Chigwell Road (A113) within a parade of local shops Ashton Playing Fields and Waltham Road.

The area benefits from an excellent mix of independent and established business's and is an extremely busy location. The area is well served by public transport links with numerous bus routes offering connections to Woodford Green station to the West or Chigwell station to the East, both on the Central lines offering excellent routes to Central London.

**Accommodation:** Available accommodation comprises of a self-contained 1<sup>st</sup> floor office which is configured into 6 rooms all of which benefit from being newly painted.

#### Offices

Room 1	24 m2	258 sq. ft
Room 2	17.49 m2	192.67 sq. ft
Room 3	32.56 m2	350.47 sq. ft
Room 4	16.07 m2	172.97 sq. ft
Room 5	14.99 m2	161.35 sq. ft
Room 6	14.87 m2	160.06 sq. ft
Kitchen & 2 WC's		
<b>Total floor area</b>	<b>119.98 m2</b>	<b>1295.52 sq. ft</b>

**Terms:** Available by way of a new lease term to be agreed.

**Rent:** Quoting rent - £500 per week / £26,000 pax

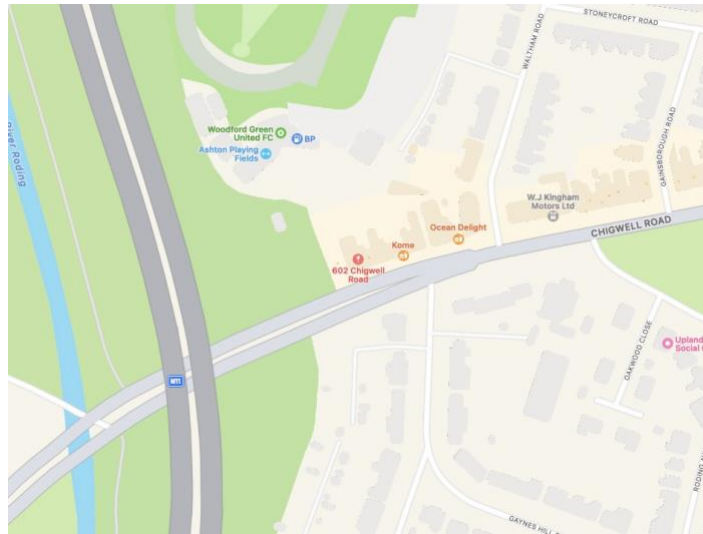
**Rates:** £10,535 payable (Redbridge Council)

**Legal Costs:** Ingoing tenant to pay a contribution towards the landlord's legal costs

**Viewing Strictly by Appointment only via sole agents**

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