

Car Sales Opportunity

Prominent A112 Car Sales Pitch

Marshfield Service Station, Sewardstone Road, London E4 7RF

- Prominent roadside position on Sewardstone Road (A112)
- Yard for approx. 15 vehicles
- Forecourt parking for approx. 6 cars
- Workshop, office and reception
- Roller shutter access (approx. 3m height)
- 3-phase power supply
- New lease available

£3,000 pcm

inclusive of business rates

TO LET



Ready for car sales and display

Yard space for approx. 15 vehicles, additional forecourt parking for approx. 6 cars, and a prominent roadside position with good levels of passing traffic and visibility.

935 SQ FT INTERNAL



RECEPTION AREA 327 SQ FT



WORKSHOP AREA 1 246 SQ FT



WORKSHOP AREA 2 244 SQ FT



OFFICE 118 SQ FT

Location

The property is situated on Sewardstone Road (A112), a well-established arterial route connecting Northeast London with Essex, providing direct access to the A406 North Circular Road and the wider motorway network. The surrounding area comprises a mix of residential housing and established commercial occupiers, with nearby centres including Chingford, Waltham Abbey and Woodford Green. The location benefits from good levels of passing traffic and visibility, making it well suited for motor trade and similar roadside uses.

Description

Forming part of the established Marshfield Service Station, a self-contained unit suitable for motor trade and associated uses, comprising a mix of reception, office and workshop accommodation together with generous external yard and parking.

The property benefits from a practical layout with vehicular access via a roller shutter, good internal working space and ample external areas for vehicle storage, customer parking and operational flexibility.

Approximate Net Internal Areas

Reception Area	327 sq ft	30.4 sq m
Office	118 sq ft	11 sq m
Workshop Area 1	246 sq ft	22.8 sq m
Workshop Area 2	244 sq ft	22.7 sq m

LEASE

New lease by arrangement

RENT

£3,000 per calendar month, inclusive of business rates, but exclusive of services



Key Features

- Suitable for motor sales use
- 3m height roller shutter access
- 3-phase power supply
- Shared WC facilities
- Yard space for approx. 15 vehicles
- Additional forecourt parking for approx. 6 cars



For identification purposes only.

Rates

Included in the rent

Reference & Credit Checks

A charge of £350 + VAT will be 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 the Landlord accepts them.

Legal Costs

Ingoing tenant to pay a contribution of £2000 + VAT to the landlord's legal fees.

Holding Deposit

Tenants wishing to secure this property will be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

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