

# Sports Ground TO LET

- Circa **4.6-acre** Sports ground
- Clubhouse extending to approximately to 1,600 sq ft.
- Located immediately to the south of Barkingside Recreation Ground and to the west of the A123, within the London Borough of Redbridge.

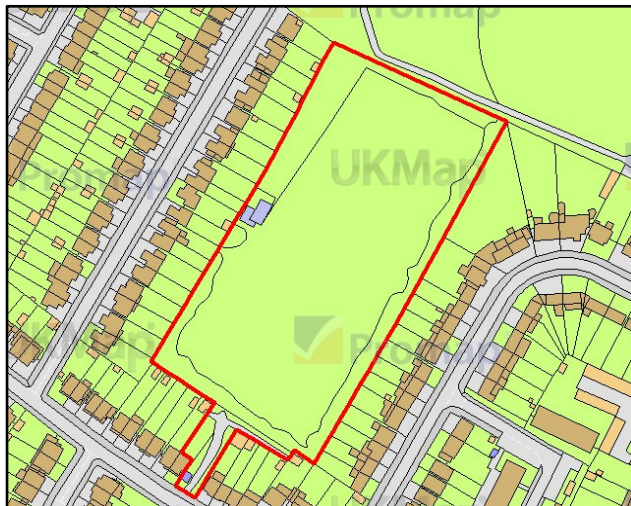
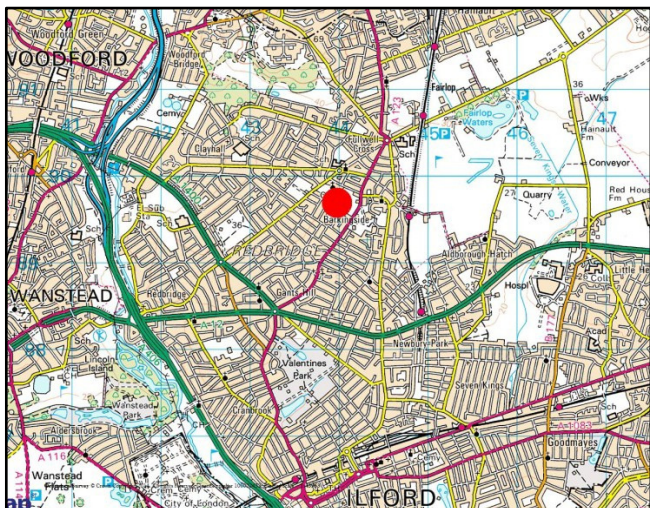
## Rear of Brandville & Woodville Gardens, Barkingside, Essex



**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR



## Location

The sports ground is located in Barkingside, a District of Ilford in the London Borough of Redbridge, North East London. The immediate area is served by Barkingside Tube Station, which is on the Central Line, being in Travelcard Zone 4.

Principal access to the property is from the south, off Woodville Gardens / Geariesville Gardens, in between two houses and via a gravel path.

## Description

The property occupies a largely level, mainly rectangular, site adjoining and to the south of Barkingside Recreation Ground.

The clubhouse is predominantly of timber construction beneath a pitched asphalt roof. There is a connecting rear brick built construction, beneath a mono pitched roof. The building extends to a Gross Internal Area (GIA) of approximately 148 sq m (1,600 sq ft) and accommodates a lounge area with kitchenette, separate storage, lavatory facilities, a shower block and two changing rooms.

## Terms

By way of a new lease, terms to be discussed

## Rent

Quoting £50,000 pax

## Legal Costs

To be borne by the ingoing tenant

## Business Rates

TBC

## Reference Charge

Countrywide charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.

Land Adjoining 2 Woodville Gardens, Barkingside, Ilford



 Promap

**Viewing** - Strictly by Appointment only sole agents.

**Jason Grant – 020 8506 9905 / 07956 380 992**

**countrywide**

COMMERCIAL PROPERTY AGENTS

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