

# A2 OFFICE TO LET

96.6 m<sup>2</sup> / 1040.2 sq. ft



**Station Parade, Cherry Tree Rise, Buckhurst Hill**

**020 8506 9900**

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

Connaught House, Broomhill Road, Woodford Green IG8 0XR

**Location:**

Situated at the end of a local parade of shops adjacent to the entrance of **Roding Valley** station (central Line).

The area is mainly residential other than the few commercial properties within the parade.

**Description:**

The premises consist of a ground floor premises used as an office (A2), a courtyard and rear annexe building used as an office, approximate size of areas below: -

Frontage	16 ft	4.8 m
Front office area	426.2 sq. Ft	39.6 m2
Rear office Area	345.5 sq. ft	32.1 m2
WC & Kitchen area		
Rear annexe office (self-contained)	232.5 sq. ft	21.6 m2
Total Area	1040.2 sq. ft	96.6m2

2 car spaces at the front of the premises

**Tenure:**

A new lease will be granted for a term to be agreed

**Rent:**

Offers are sought in the region of **£16,000 pax**

**Rates:**

Rates Payable (approximate) £3,456 pa

**Legal Costs:**

Each party to pay for their own.

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

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