

GYM TO LET

Arranged over Grd & 1st Floor
(3,591.92 sq. ft / 333.70 m²)

Warrens Gym, Royal Close, Seven Kings



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.

Location:

The building is located within a residential location close to the junction of Meads lane & Farnham Road and very close to Barley lane and High Road, Seven Kings.

Description:

The premises is presently used as Gym and is arranged over ground & 1st floor levels, the areas are split into 4/5 sections that accommodate different principals, i.e Gym work, weight lifting, free weights, stretching plus shower and changing rooms.

Gross internal area per floor is as follows: -

Internal Width	35.5 m	116 ft
Internal Depth	4.7m	15.42 ft
Ground Floor GIA area	166.85 m2	1796 sq. ft
First Floor GIA area	166.85 m2	1796 sq. ft
Total GIA	333.70 m2	3591.92 sq. ft

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

Amenities:

- 2 x Fully Fitted Gym areas
- Stretch & Boxing bag area
- Showers
- Changing Rooms
- Sunbed
- Reception Area
- Social area

Terms:

FRI lease for a term of 4 years.

Rent:

Offers are sought circa. **£25,000 p.a.x** to include the use (not ownership) of all the existing Gym equipment.





Rates:

Rates Payable (approximate) £12,000 pa

All parties to make their own enquiries for verification to London Borough of Redbridge.

Legal Costs:

To be paid by the ingoing tenant

Viewing: **Strictly by Appointment via sole agents Countrywide Commercial (UK) Ltd**

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk