

Prominent
Shop/Office

TO LET

(56.8 m2 / 611.39 sq.ft)

15 Woodford Avenue
Gants Hill, Essex IG2



Location:

The property occupies a highly prominent road position within a popular parade of shops occupied by several successful local businesses along the Woodford Avenue (A1400), situated adjacent to the entrance to Gants Hill underpass & underground station (central line).

Excellent transport links with Eastern Avenue (A12), Southend Road (A406) close by with further access to Newham Way (A13), M11 and M25 motorways.

Description:

Ground floor retail premises with rear access approximate size below:-

Internal Width	17.06 ft	5.2 m
Narrowing to	9.84 ft	3 m
Shop/office Area	543.48 sq.ft	50.5 m2
Kitchen/WC	67.81 sq. ft	6.3 m2
Overall approx. area	611.29 sq.ft	56.79 m2

Highlights:

- Electric Shutters
- Newly Refurbished
- Gas Central Heating
- Adjacent to Gants Hill tube station
- Available immediately

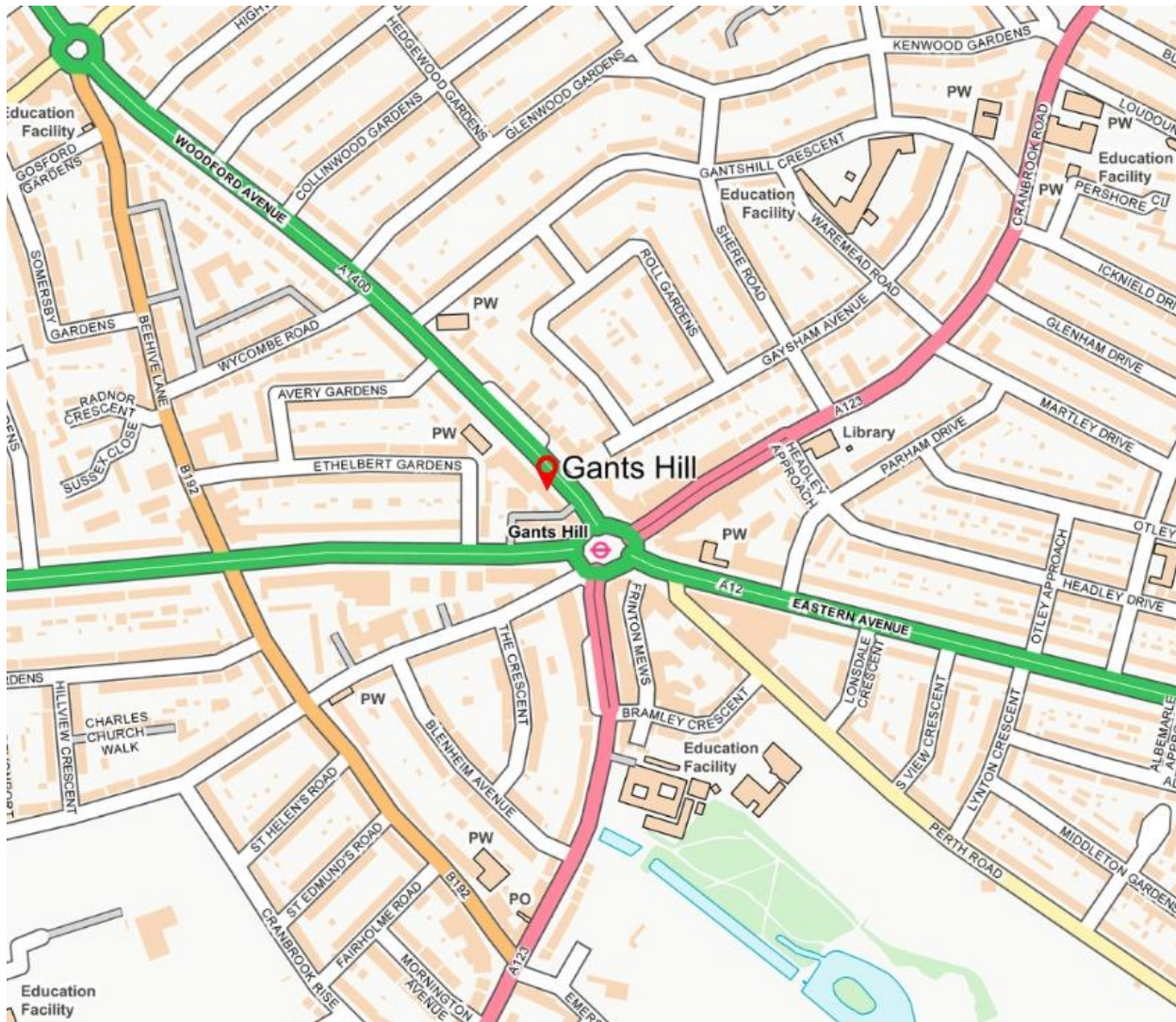
Terms

A new lease will be agreed, terms to be determined between LL & tenant.

Rent

£19,500 pax





Rates

To be assessed by the VOA.
(Parties advised to verify with Redbridge Council)

Legal Costs

Ingoing tenant to pay a contribution of £1500 towards the Landlords legal costs

Viewing

**Strictly by Appointment
only via sole agents**

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