

Ground Floor Office

(Ready for immediate occupation)

TO LET

On a New Lease

(110.77 m² / 1192.32 sq. ft)

- Ready to Occupy
- 1 x Large Office
- 3 x small offices
- Kitchen
- Parking Available
- £400 per week excl.

R/o 616 Chigwell Road,
Woodford Bridge, Essex



Location:

The property is located on Chigwell Road (A113) within a parade of local shops Ashton Playing Fields and Waltham Road.

The area benefits from an excellent mix of independent and established business's and is an extremely busy location. The area is well served by public transport links with numerous bus routes offering connections to Woodford Green station to the West or Chigwell station to the East, both on the Central lines offering excellent routes to Central London.

Accommodation:

Available accommodation comprises of a self-contained rear ground floor office which is configured into 1 large room and 3 small rooms all of which benefit from good levels of lighting.

Total floor area **110.77 m2** **119.32 sq. ft**

Terms:

Available by way of a new lease for a maximum 5-year term to be agreed.

Rent:

Offers in the region of £20,800 pax

Legal Costs

Ingoing tenant to pay a contribution towards the landlord's legal costs

Viewing

Strictly by Appointment only via sole agents

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