

# First Floor Offices TO LET

(1300 sq. ft / 116 m<sup>2</sup>)

- Adj. to Gants Hill Station
- Suspended Ceilings
- GCH & Air Conditioning
- 2 Car Spaces
- Arranged as 7 Rooms
- 

35 Woodford Avenue  
Gants Hill, Essex IG2 6UF



**Location:**

Situated at the end of a highly visible busy and popular local shopping parade in the centre of **Gants Hill** where there are many multiple retailers such as **Sainsburys Local, Creams, Iceland, Domino's Pizza** to name a few. Neighbouring businesses form a mixture of Restaurants, Take Away outlets, Beauty Salons, Hairdressers, and professional services such as Accountants & Solicitors and other local businesses.

Located on the Woodford Avenue (A1400) and very close to Gants Hill roundabout that provides easy access to the A12, North Circular & M11 motorway.

**Gants Hill** Underground station (**Central Line**) is within a 2-minute walk away and the location is also served well by many bus routes.

**Accommodation:**

Available accommodation comprises of a self-contained first floors office area accessed directly from street level via its own front door.

The building is configured into various rooms all of which benefit from good levels of natural light.

**Internal Gross Floor Area**                      **116 m2**                                      **1300 sq. ft**

(Arranged as 7 rooms can be made open planned)

**2 x WC's**

**Kitchen Area**

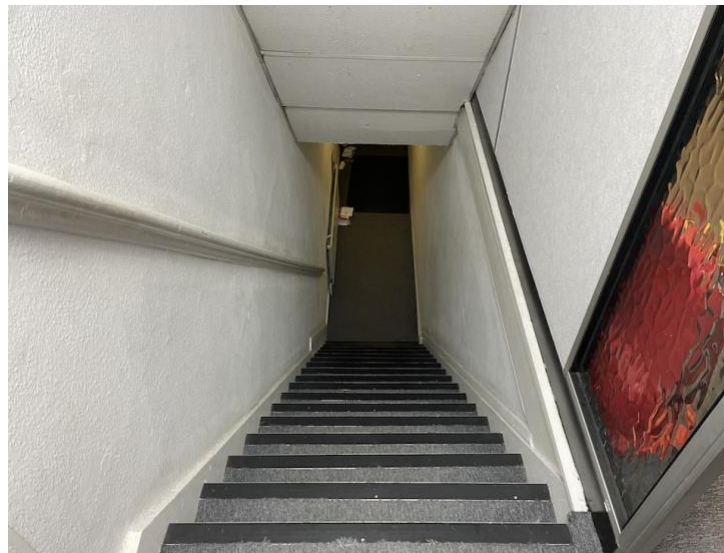
**Terms**

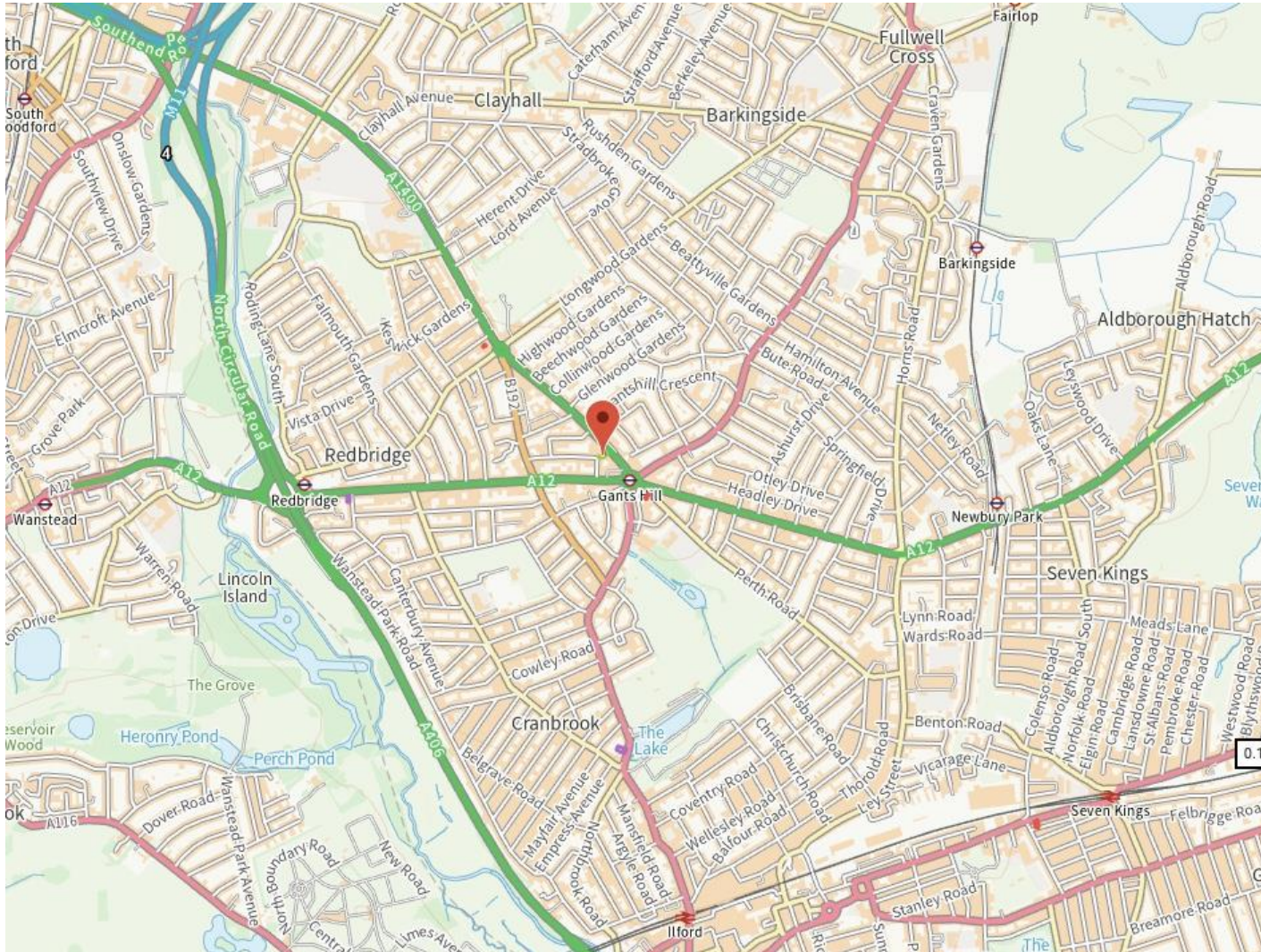
**Available by way of a new lease**

**Rent**

**Offers sought in the region of £25,000 pax**







### Legal Costs

Ingoing tenant to pay for the landlord's legal costs, approx. £1500 + VAT

### Viewing

Strictly by Appointment only via sole agents

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