

# Recently Refurbished Commercial Units

# TO LET

## CLASS E USES

- New Leases Available
- Unit 1 - Ground & Lower 148 m<sup>2</sup> (1593.06 ft<sup>2</sup>)
- Unit 2 - Rear Ground 40.2 m<sup>2</sup> (430.56 ft<sup>2</sup>)
- Unit 3 - Rear Mezzanine 38.4 m<sup>2</sup> (413.33 ft<sup>2</sup>)
- Highly Visible Location
- Excellent Footfall
- Affluent Area
- Adj. Woodford Station

*10 The Broadway,  
Woodford Green, Essex IG8 0HL*



**CGI Disclaimer:** Images are for illustrative purposes only and may not reflect the final appearance or layout. Details are subject to change

**Location:**

Situated within the highly sought after location known as The Broadway, Woodford Green a bustling area known for its vibrant community and excellent transport links. This prime location offers high visibility and foot traffic, ideal for retail or service-oriented businesses. The property benefits from nearby amenities such as shops, cafes, and public transportation options, making it convenient for both customers and employees. Woodford Green is known for its leafy suburbs and accessibility to central London, making it a desirable location for businesses seeking a mix of local charm and urban connectivity.

Adjacent to **Belgique, Costa Coffee, Rosso Restaurant**, opposite **Sainsburys Local, Seasons Turkish Restaurant** and close to other multiple traders such as **Cook, The Co-op** and other well-known retailers.

Woodford Underground station is virtually opposite the property with direct routes into London via the Central line tube.

**Description:** Newly refurbished commercial units arranged over ground, lower ground and mezzanine areas, approximate net areas below: -

• Unit 1 (b & d)	Ground & Lwr Ground	148 m <sup>2</sup>	(1593.06 ft <sup>2</sup> )
• Unit 2 (a)	Rear Ground	40.2 m <sup>2</sup>	(430.56 ft <sup>2</sup> )
• Unit 3 (c)	Rear Mezzanine	38.4 m <sup>2</sup>	(413.33 ft <sup>2</sup> )

Floor Plans available upon request

N.b Units 2 & 3 will be finished for immediate occupation. Unit 1 will be provided to shell & core condition with rent free incentives for fitting out purposes

**Flexible Class E Use** – allowing a wide range of commercial, business, and service uses including retail, office, café or restaurant, healthcare, fitness, and day nurseries. This versatile classification offers occupiers the freedom to adapt the space to suit their needs without requiring a change-of-use planning application, making it ideal for a variety of operators.

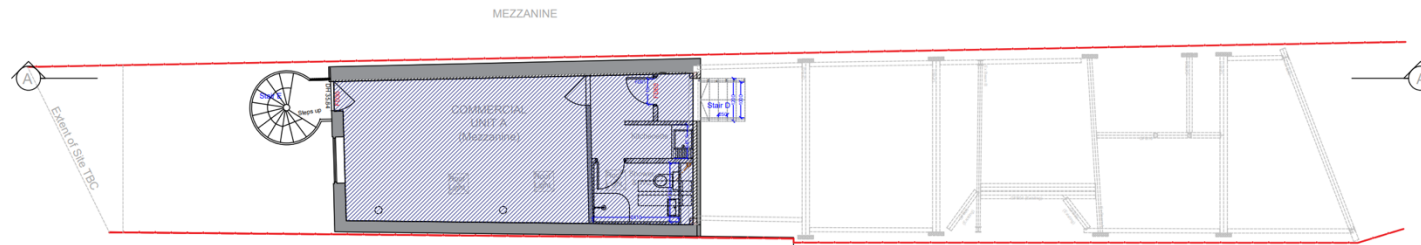
**Tenure:**

New Leases to agreed.

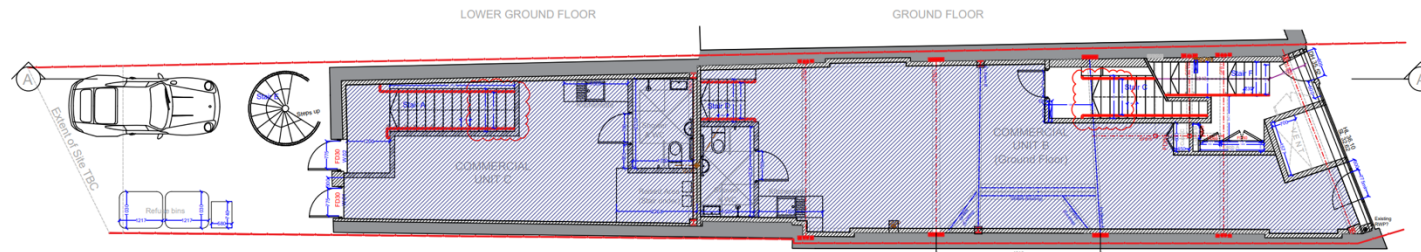
**Quoting Rents:**

Unit 1 (b & d)	Ground & Lwr Ground	£50,000 pax
Unit 2 (a)	Rear Ground	£15,000 pax
Unit 3 (c)	Rear Mezzanine	£15,000 pax

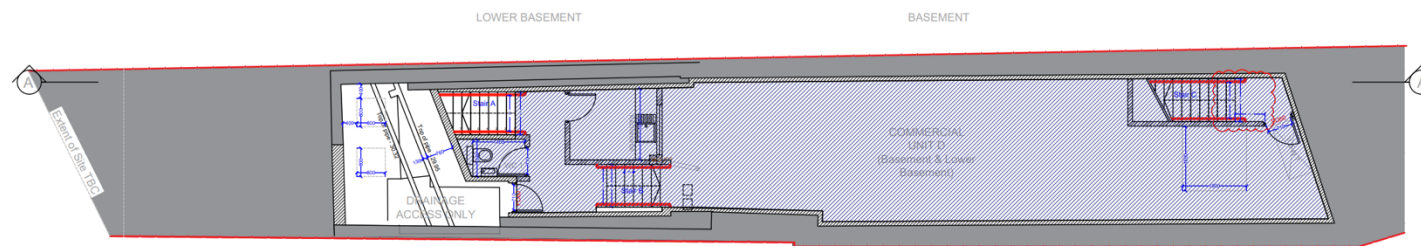




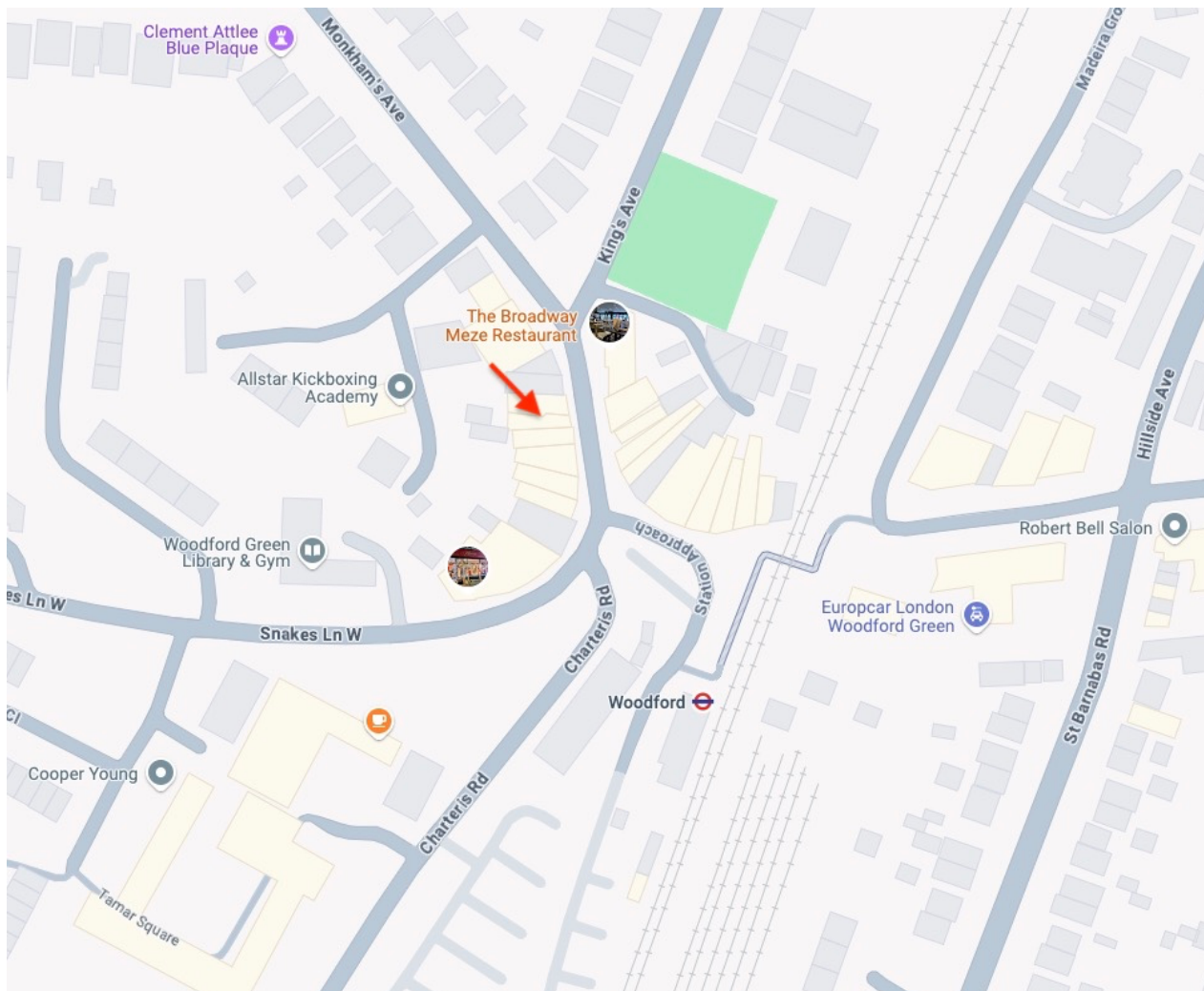
Mezzanine Floor  
Commercial Unit A GIA = 40.2sqm



Ground Floor  
Commercial Unit B GIA = 63.6sqm  
Commercial Unit C GIA = 38.4sqm



Lower Ground Floor  
Commercial Unit D GIA = 85.0sqm

**Rates:**

To be assessed  
(n.b interested parties should contact Redbridge Borough Council for verification)

**Legal Costs:**

Ingoing tenant to pay a contribution of £2000 + VAT to the landlord's legal fees.

**Reference & Credit Checks**

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

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