

Modern Offices & Warehouse

Available as a Whole or in Parts

Offices from £25 psf · Warehouse £15 psf

TO LET

8,360 sq ft total (776.64 m²)
Impressive Modern Offices
Available as a whole or in parts
Reception Area
Glass Partitions
Suspended Ceilings & LED Lighting
Kitchen and WC facilities
Air conditioning / heating
7 Parking Spaces
IT / Data Trunking

Unit 1, Orbital Centre,
Southend Road, Woodford Green,
Essex IG8 8HH



Location:

The property is situated within the Orbital Centre, accessed directly from Southend Road in Woodford Green. The location provides convenient road links to Charlie Brown's Roundabout, the North Circular Road (A406), South Woodford, Wanstead, Woodford Bridge, Chigwell, Gants Hill and Redbridge.

South Woodford is the nearest station (Central Line) and provides direct access into Central London.

The surrounding area is an established commercial and mixed-use location with a range of office, trade, warehouse and business occupiers nearby.

Description:

Unit 1 comprises a modern commercial building arranged to provide office and warehouse accommodation, with parking and yard/loading areas. Available as a whole or in separate parts, offering flexibility for occupiers requiring offices, warehouse/storage space, or a combination of both.

The ground floor provides a reception area, hallway, cellular offices, kitchenette, WC facilities, storerooms and ancillary accommodation. The warehouse benefits from roller shutter access and an open storage/workshop area.

The first floor provides self-contained office accommodation with a mixture of open-plan and partitioned office space. The offices benefit from suspended ceilings, LED lighting, air conditioning/heating, IT/data trunking, kitchen facilities and WC provision.

Externally, the property benefits from car parking and loading/yard space.

Accommodation

The property may be available as a whole or separately, subject to agreement.

The property provides the following approximate areas:

Area	Size	Rent
Ground Floor Offices	3,160 sq ft / 293.55 m ²	£79,000 pax
Warehouse	4,000 sq ft / 371.61 m ²	£60,000 pax
First Floor Offices	1,200 sq ft / 111.48 m ²	£30,000 pax
Total	8,360 sq ft / 776.64 m ²	£169,000 pax

All areas are approximate and should be verified by interested parties prior to commitment.

Tenure:

The property is available by way of a sublease, outside the security of tenure provisions of the Landlord and Tenant Act 1954. The accommodation may be available as a whole or in parts, subject to agreement

Rateable Value: £102,000

Rates Payable: Approx. £51,000 per annum



Ground Floor



First Floor



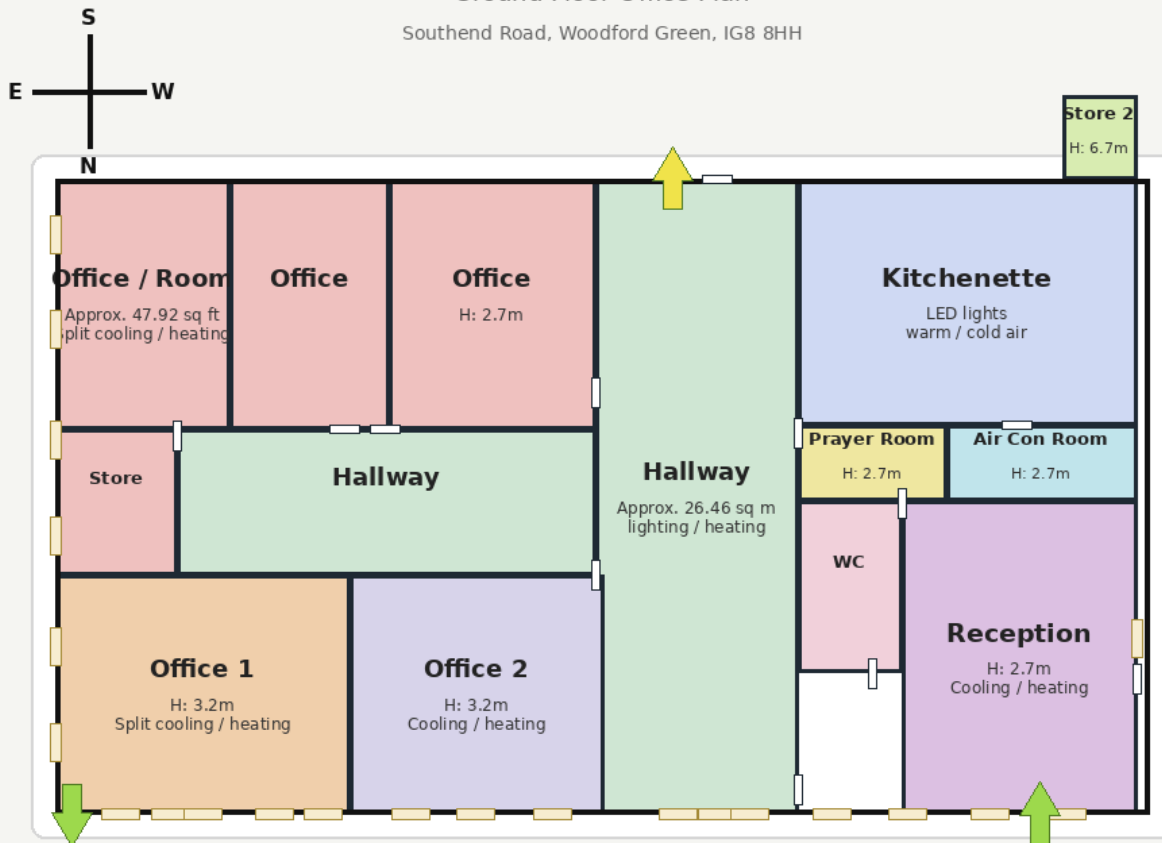
Warehouse



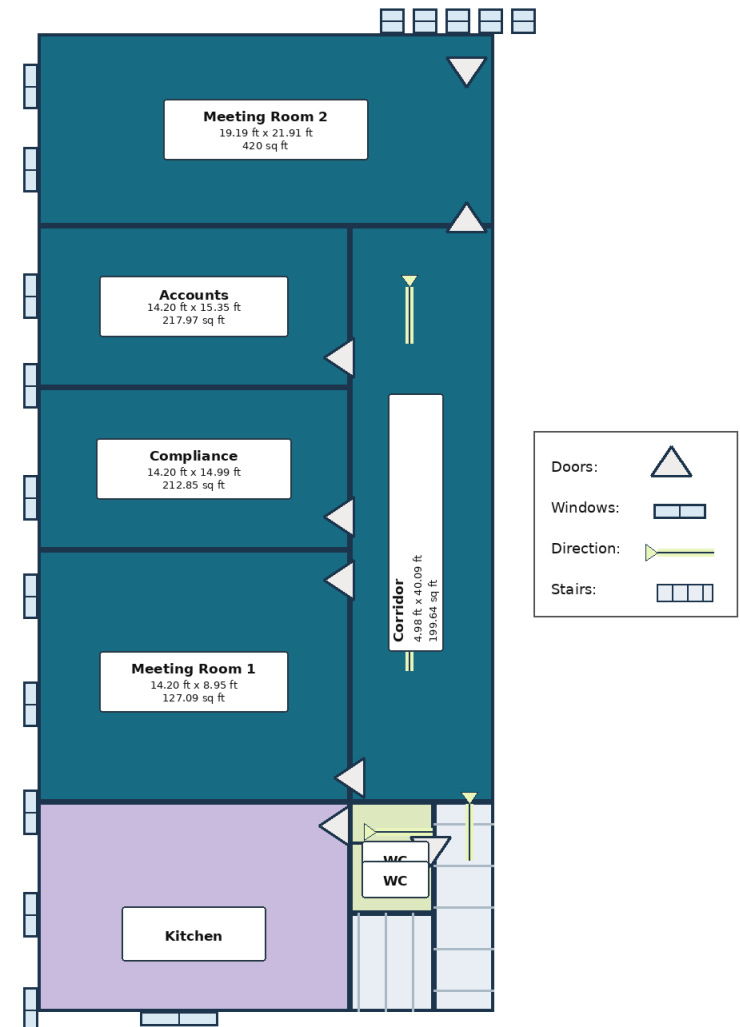
Unit 1 Orbital Centre

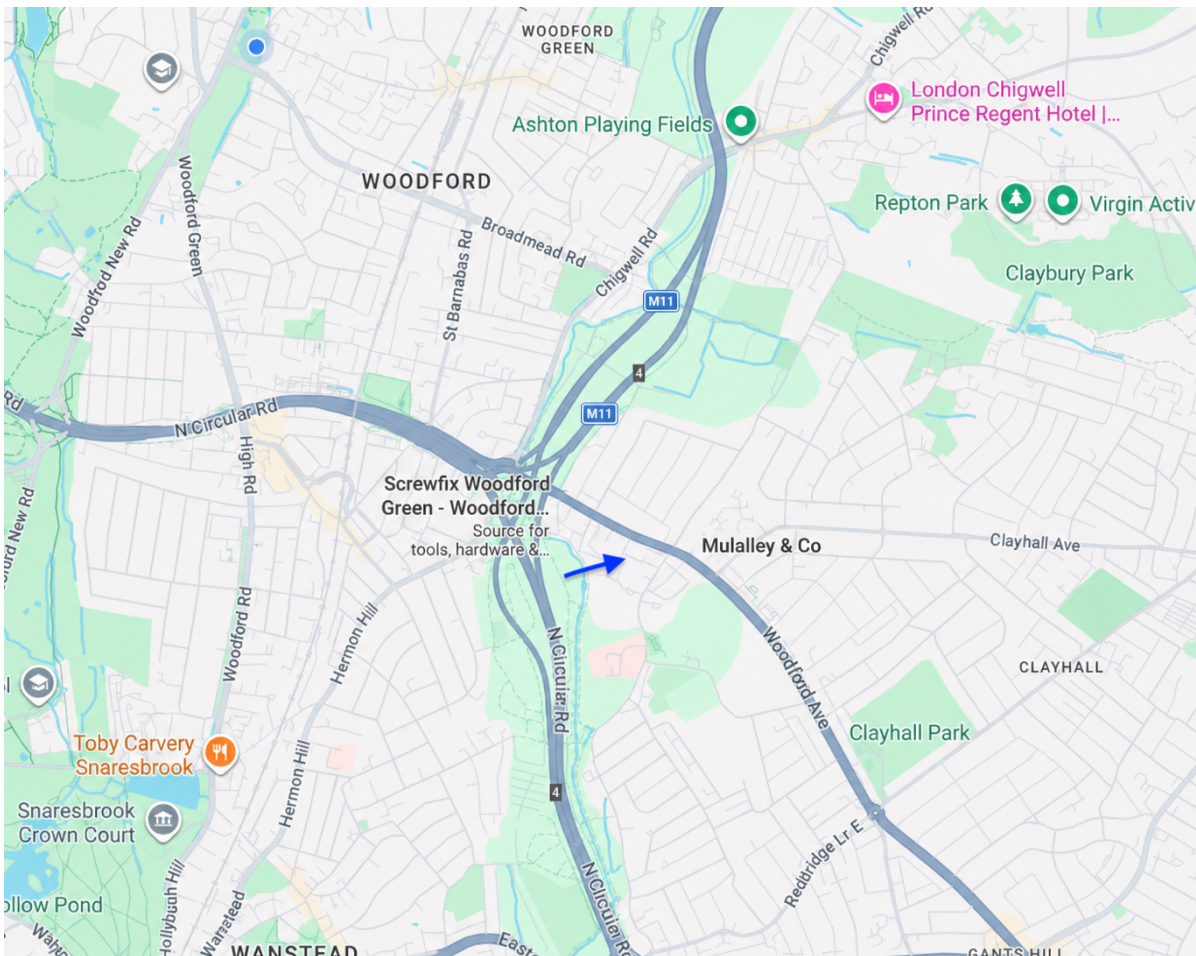
Ground Floor Office Plan

Southend Road, Woodford Green, IG8 8HH



First Floor Unit 1, Orbital Centre, Woodford Green IG8 8HH





Legal Costs:

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

Reference & Credit Checks

A charge of £350 + VAT will be payable for undertaking references on behalf of a proposed tenant. Once the references have been commissioned, this fee is non-refundable, whether or not the Landlord subsequently accepts them.

Holding Deposit

A tenant wishing to secure the property will be required to pay a holding deposit of £2,000 to Countrywide Commercial. The deposit will be held in our client account pending completion and will only be refundable if the landlord withdraws from the transaction, clear title cannot be shown or the tenant's references, AML and credit checks are not satisfactory to the Landlord.

Viewing strictly by appointment through agents

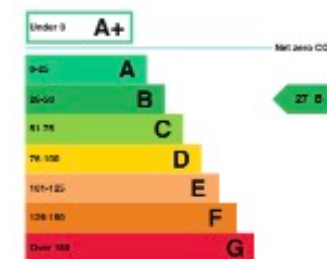
Countrywide Commercial (UK) Ltd
Jason Grant

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Energy rating and score

This property's energy rating is B.



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