

## Rare Opportunity

Suitable for owner-occupiers, professional practices, investors and developers

## Freehold Office Building For Sale with Vacant Possession

596 High Road,  
Woodford Green, IG8 0PS

Guide Price: £1,100,000

### Key points:

- Approximately **2,591 sq. ft** over ground and first floors
- **6 dedicated car parking spaces** to the rear
- Available with **vacant possession**
- Prominent High Road position
- Ideal for owner-occupiers, professional practices, investors & developers
- Potential for alternative uses, subject to necessary planning consents
- **Additional parcel** providing 10 further car parking spaces available by separate negotiation



**Location:**

The property occupies a prominent position on High Road (A104) in the established and sought-after area of Woodford Green. The surrounding area provides a good mix of independent shops, cafés, restaurants and professional businesses, together with attractive green open spaces nearby.

Woodford Underground Station is within easy reach and provides Central Line services into Central London. The property also benefits from good road connections, with the A104 providing access towards North London and Epping, while the M11, M25 and North Circular Road are readily accessible.

**Property Description**

A rare opportunity to acquire a substantial freehold office building extending to approximately **2,591 sq. ft (240.7 sq. m)**, arranged over **ground and first floors**.

The property provides a combination of open-plan and cellular office accommodation across both floors, together with kitchen and WC facilities, offering flexibility for a variety of occupiers. The accommodation is well presented throughout and benefits from excellent natural light.

Externally, the property benefits from **six dedicated car parking spaces** to the rear, a valuable feature that is seldom available with office buildings of this nature within the local area. The property is offered with **full vacant possession**, making it suitable for owner-occupiers seeking a headquarters building, professional practices, investors, or purchasers looking to explore alternative uses, subject to obtaining the necessary planning consents.

Freehold office buildings of this size, with dedicated parking and vacant possession, are rarely available in Woodford Green, presenting an exceptional opportunity to acquire a prominent commercial property in a highly sought-after location.

**Tenure:** Freehold with full vacant possession

**Accommodation**

The property has been measured on a Gross Internal Area basis and provides the following accommodation:

Description	Area (sq. ft)	Area (sq. m)
Ground Floor Offices	1,261	117.15
First Floor Offices	1,330	123.56
<b>Total</b>	<b>2,591</b>	<b>240.71</b>

Parking: **6 dedicated car parking spaces to the rear.**

All areas are approximate and provided for guidance purposes only. Interested parties are advised to verify the accommodation by their own inspection and measurement.

**Amenities**

Rare freehold office opportunity	Arranged over two floors	2,591 sq. ft (240.71 sq. m)
Air conditioning	Six parking spaces	Open plan & private offices
Male & female WCs	Kitchens on both floors	Excellent natural light throughout

**Price**

**Guide Price £1,100,000**, subject to contract

The property is available freehold with vacant possession.

**VAT:**

The property is not elected for VAT









## H. M. LAND REGISTRY

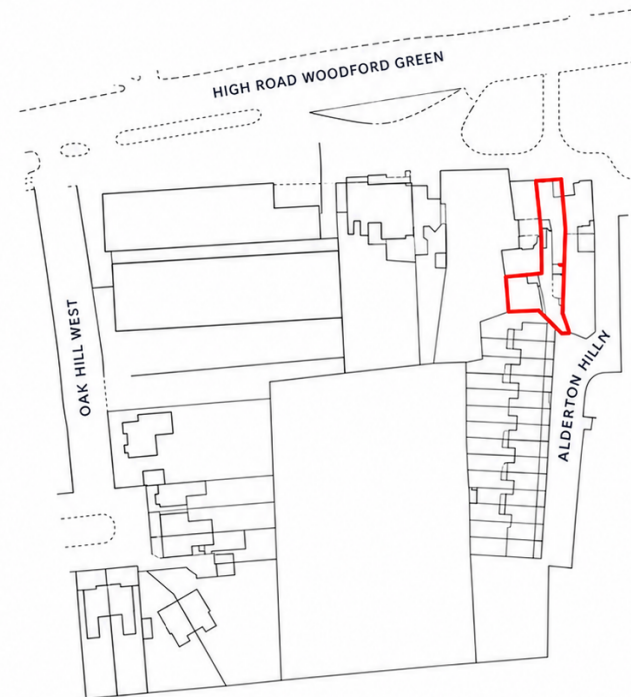
NATIONAL GRID PLAN TQ 4092 SECTION E  
GREATER LONDON

Scale 1:1250

BOROUGH OF REDBRIDGE

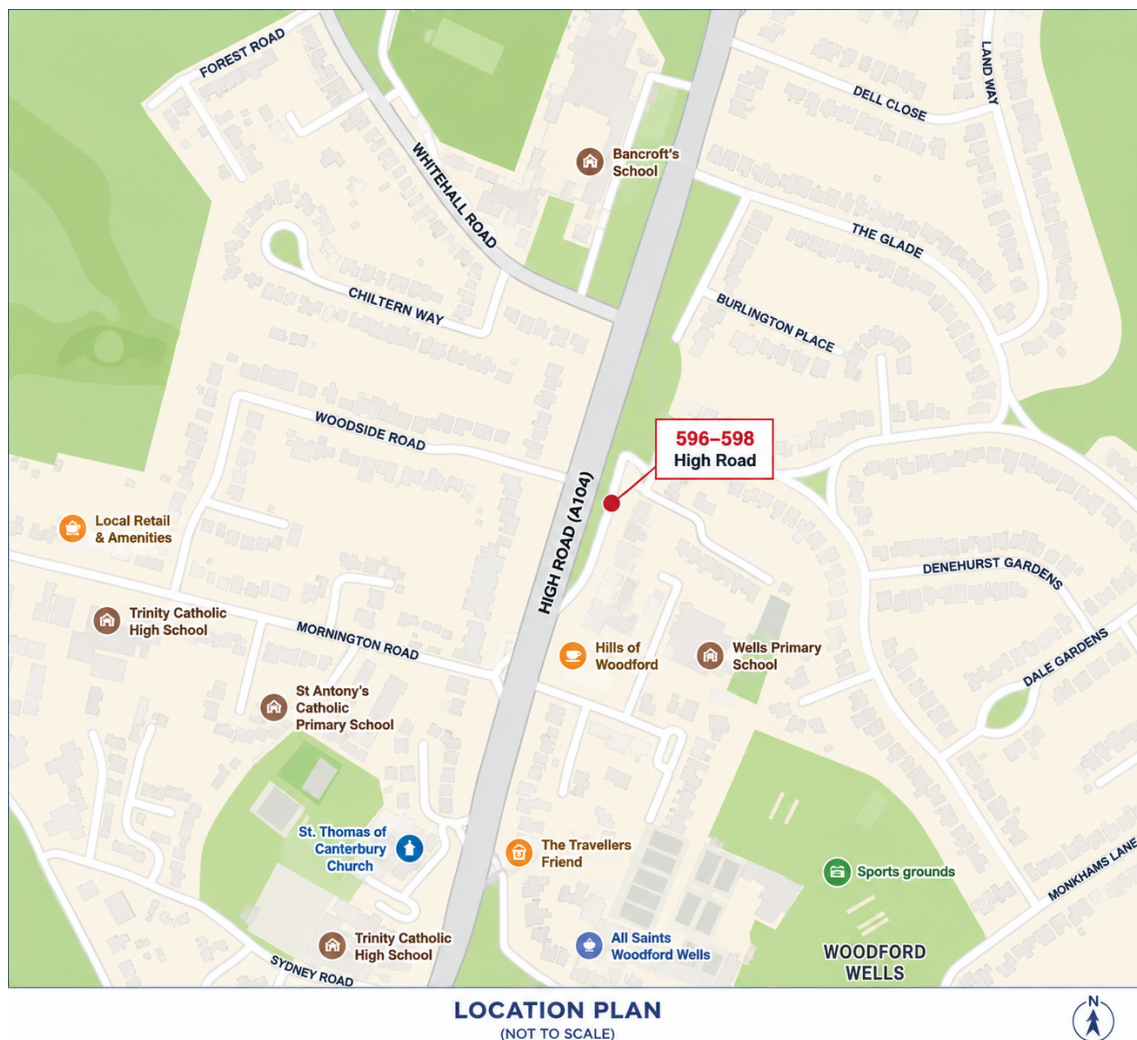
**TITLE No. NGL 155602**

Freehold property outlined  
in red on the H.M. Land  
Registry Title Plan.



 **THE PROPERTY**  
Title boundary shown  
edged red.  
Includes building and  
land to the rear.  
Secure rear yard  
with access from  
Alderton Hill.





### Additional Car Spaces

Additional parcel providing 10 further car parking spaces available by separate negotiation at a guide price of **£250,000**, further details upon request.

### Business Rates

The property currently forms part of a larger assessment and is therefore not separately rated. Interested parties are advised that the accommodation will require reassessment by the Valuation Office Agency, with a Rateable Value to be determined in due course. Interested parties should make their own enquiries to the local authority and the Valuation Office Agency regarding their potential liability.

### Legal Costs:

Each party to pay for their own legal fees

### Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake personal, company and general AML checks, admin cost of £350 + VAT.

### Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial (UK) Ltd of £5000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the purchaser's AML, KYC and credit checks are not acceptable. This deposit will be held in our client account and returned to the purchaser upon completion.

### Viewing strictly by appointment via sole agents

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