



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£40,000 PER ANNUM

- Woodford Broadway location
- Approximately 1,805 sq ft
- EPC Rating - C
- New lease

CONTACT: 020 8501 9220
commercial@clarkehillyer.co.uk
www.clarkehillyer.co.uk

1ST FLOOR OFFICE, THE BROADWAY, WOODFORD GREEN, ESSEX, IG8



COMMERCIAL

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

**£40,000 PER
ANNUM**

- **Woodford Broadway location**
- **Approximately 1,805 sq ft**
- **EPC Rating - C**
- **New lease**

CONTACT: 020 8501 9220
commercial@clarkehillyer.co.uk
www.clarkehillyer.co.uk

Location

Situated on The Broadway in Woodford Green, less than 100 metres from Woodford Underground Station. Occupiers in The Broadway include Barclays Bank, HSBC Bank and Cook plus various other retailers and eateries such as Costa Coffee and Belgique. Woodford Underground Station is on the Central Line and provides a regular service to Central London.

Description

Comprising a 1st floor, predominantly open-plan, office space with an area of 1,805 sq ft (167.7 sq m). The premises benefit from air-conditioning (untested), cat 5 cabling, double glazing, entry phone system, shared male and female W/C and their own kitchenette. All areas are approximate only and on the basis of IPMS 1 (Offices).

Terms

This property is available with a new lease at rent of £40,000 per annum exclusive. Further terms are to be agreed. The lease is to be excluded from the Landlord and Tenant Act 1954.

Service Charge

A service charge will be payable which contributes towards business rates, buildings insurance, utilities and the cleaning of communal areas. Further details available upon request.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly through Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of C.

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



Energy Performance Certificate

Non-Domestic Building

HM Government

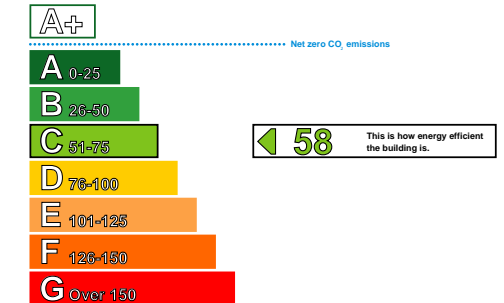
SUITE 3 TELECOM HOUSE
15 The Broadway
WOODFORD GREEN
IG8 0HL

Certificate Reference Number:
0793-2524-3230-0390-9933

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

| | |
|--|------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Air Conditioning |
| Total useful floor area (m ²): | 58 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 43.74 |

Benchmarks

Buildings similar to this one could have ratings as follows:

| | |
|----|----------------------------------|
| 26 | If newly built |
| 69 | If typical of the existing stock |

COMMERCIAL