



## AVAILABLE - TO LET

OFFICE SPACE ON FLEXIBLE TERMS CLOSE TO SOUTH WOODFORD STATION

10 THE SHRUBBERIES, SOUTH WOODFORD, LONDON, E18 1BD

Office For Rent, 430 Sq Ft £13,250 Per Annum Exclusive

All enquiries to

**020 8520 9911**

[strettons.co.uk](http://strettons.co.uk)

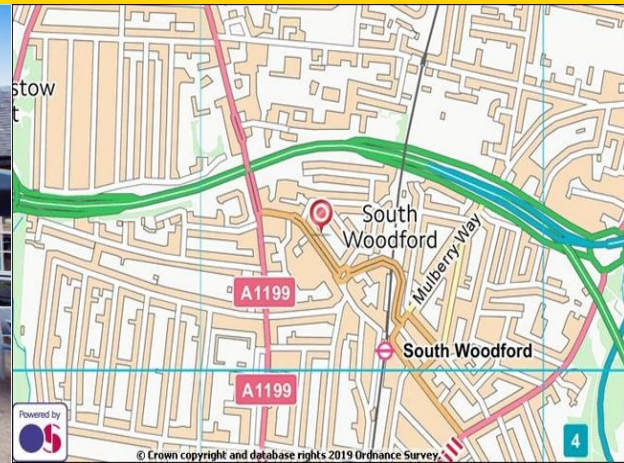


**STRETTONS**

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## OFFICE SPACE ON FLEXIBLE TERMS CLOSE TO SOUTH WOODFORD STATION

The Shrubberies is an attractive building comprising various office suites benefiting from onsite parking. The space available is situated on the ground floor with shared male and female WC and kitchen facilities.

South Woodford is an affluent East London suburb, 8 miles North East of Central London. The buildings form part of The Shrubberies, an attractive parade of office buildings occupying a prominent position in the heart of South Woodford's commercial centre.

South Woodford Underground Station (Central Line) is within walking distance and provides easy access into Central London (Stratford/11mins, Liverpool Street/22mins and Oxford Circus/29mins).

Local occupiers include Waitrose, Costa Coffee, M & S as well as a variety of local restaurants and cafes.

### Highlights

- Flexible Terms
- Good Road Links
- 3 mins to South Woodford Station
- Parking
- Good Recreational Facilities

Rent £13,250 Per Annum Exclusive

The Borough of Redbridge  
Rateable Value: £9,400  
Interested parties are advised to make their own enquiries with the Local Authority.

Building type Office

Service Charge No Service Charge Payable

VAT No VAT Payable

EPC Rating TBC

Lease Details A new lease is available, direct from the landlord, on a term to be agreed.

## Contact us

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