



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd commercial

**TO LET**

**£12,000 PER  
ANNUM**

- First and second floor offices
- Approximately 715 sq ft
- EPC rating - G
- New lease

CONTACT: 020 8501 9220  
[commercial@clarkehillyer.co.uk](mailto:commercial@clarkehillyer.co.uk)  
[www.clarkehillyer.co.uk](http://www.clarkehillyer.co.uk)

# OFFICE AT, 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

**£12,000 PER  
ANNUM**

- **First and second floor offices**
- **Approximately 715 sq ft**
- **EPC rating - G**
- **New lease**

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

### Location

This property is situated in the heart of The Broadway, Woodford Green. It benefits from being within close proximity to Woodford Underground Station, which is on the Central Line, providing a regular service to Central London. Nearby occupiers include Barclays Bank, HSBC Bank, Blockbuster Video, Oddbins and Natwest Bank plus various other retailers and eateries.

### Description

The total floor area is 715 square feet (66.5 square metres) arranged over two floors. The first floor is 359 square feet (33.38 square metres) and the second floor is 356 square feet (33.12 square metres). All measurements are approximate only and on a net internal basis. The property benefits from air conditioning and shared facilities.

### Terms

This property is available with a new lease at £12,000 per annum exclusive. Further terms are to be agreed. Service charge arrangements are to be confirmed.

### Business Rates

Business rates will be included in the service charge.

### Legal Costs

The ingoing Tenant is to be responsible for both parties reasonable legal costs.

### Viewings

Strictly through Clarke Hillyer on 020 8501 9220.

### EPC

This property has an Energy Performance Certificate Rating of G.

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

14 The Broadway  
WOODFORD GREEN  
IG8 0HL

Certificate Reference Number:  
0839-3039-0716-0300-1221

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](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**169** This is how energy efficient the building is.

#### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 98  
Building complexity (NOS level): 3

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
**41** If newly built  
**51** If typical of the existing stock