

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton 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.



HIGH QUALITY OFFICE SPACE TO LET

**600 HIGH ROAD
WOODFORD GREEN
ESSEX IG8 OPS**

From 676 sq ft (63 m²) - 1494 sq ft (139 m²)

Rear Parking for up to 3 cars

High quality fixtures & fittings

Air conditioning

Kitchen/WC facilities

Prominent position fronting High Road Woodford



LOCATION:

The Property occupies a prominent position fronting High Road, Woodford Green. Numerous bus routes past the property with easy access to the motorway network via the M11, M25 and A406. The retail facilities of both Woodford, Loughton and Buckhurst Hill are close by.

ACCOMMODATION:

Comprising a recently redeveloped two storey office building offering contemporary space over two floors with rear parking. Internally the accommodation comprises a mixture of open plan and private working areas together with WC and kitchen facilities and a variety of high quality fixtures and fittings. The property can be let either as a whole or as two individual suites.

Ground Floor: 818 sq m (76 m²)

First Floor: 676 sq m (63 m²)

LEASE:

A New Full Repairing and Insuring Lease(s) is to be made available for a term(s) to be agreed subject to upward only Rent Reviews.

RENT:

£25 per square foot per annum exclusive, payable quarterly in advance.

BUSINESS RATES:

Ground Floor - Rateable Value - £16,500 Rates Payable 2018/2019 - £7,903 per annum

First Floor - Rateable Value - £14,250 Rates Payable 2018/2019 - £6,825 per annum

LEGAL COSTS:

Each party are to be responsible for their own legal costs with the assignee to pay the Landlord's legal costs.

POSSESSION:

Immediate upon completion of legal formalities.

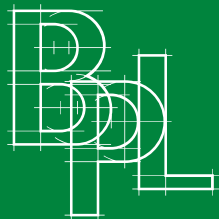
VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Simon Phillips at simon.phillips@bennettphillips.com

EPC:

Available upon request

Whilst we at Bennett Phillips Luton 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.



**Bennett
Phillips
Luton**