



1 Fullers Parade Fullers Road, South Woodford, South Woodford, London, E18 2BF

1,158 Sq Ft (107.58 Sq M) £500,000 Long Leasehold Plus VAT

Long Leasehold Office Investment For Sale

Key Features

Split level luxury offices for sale

5 parking spaces (2 in secure garage)

Kitchen and 2 x W.C.'s

Glass partitioning

Computer wiring and server room

Meeting room with blue sky lightning

Electric car charger

Ground Floor 597 sqft (55.47 sqm) 1st Floor 602 sqft (55.89 sqm)

Suspended ceiling

Carpeting

Property Description

Luxury two storey offices for sale, long leasehold approx NIA of 1,158 sqft (107.61 sqm). The offices come with 5 parking spaces (two in a secure garage) electric car charger, kitchen, 2 w.c.'s, server room, electric heating/cooling system, carpeted, meeting room with blue sky lighting, glass partitioning on both floors too. Some of the furnishing can also be purchased as part of the sale if required.

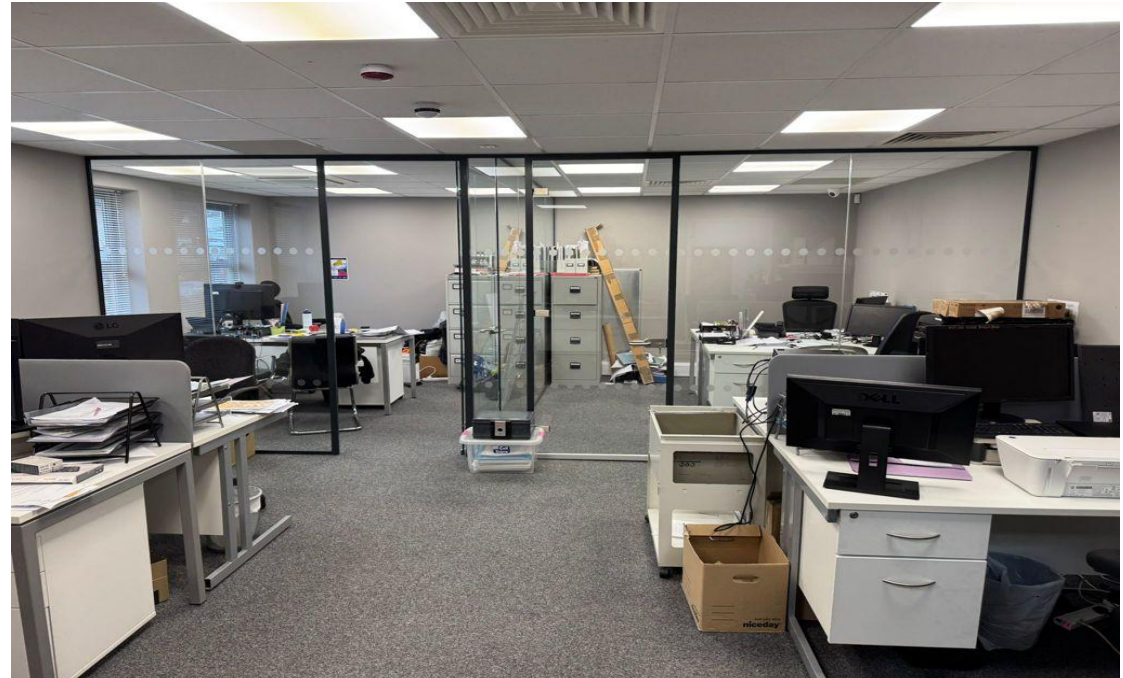
The property sizes are in NIA and are as follows. Ground Floor 597 sqft (55.47 sqm) 1st Floor 602 sqft (55.89 sqm)

The property is held in an SPV and can also be sold as a going concern.

For Sale on a long leasehold basis with approx 106 years left. Ground rent £1,000 p.a.

The property is let and producing £20,000 p.a.x. plus vat downstairs and £18,000 p.a.x. plus vat on the first floor (inclusive of bills on first floor only).

Please note the directors have an interest in this property





Location

The property is situated off of the High Road, South Woodford, near to Tesco Express. The High Road (A1199) joins in one direction to George Lane and the Green Man roundabout, Leytonstone and in the opposite direction to the Winston Churchill Statue and Woodford Green. South Woodford's shopping area is nearby including Waitrose, Marks & Spencers, Costa Coffee and Sainsburys Superstore as well as Woodford Green and Woodford.

South Woodford's Central Line underground station is situated within a 15 minute walk from the offices, which is approx 20 minutes to the City and approx 30 minutes to the West End. South Woodford is also serviced by several bus routes.

Terms

For Sale on a long leasehold basis with approx 107 years left. Ground rent £1,000 p.a. or To Let

Price

£500,000 Long Leasehold Plus VAT

Service Charge

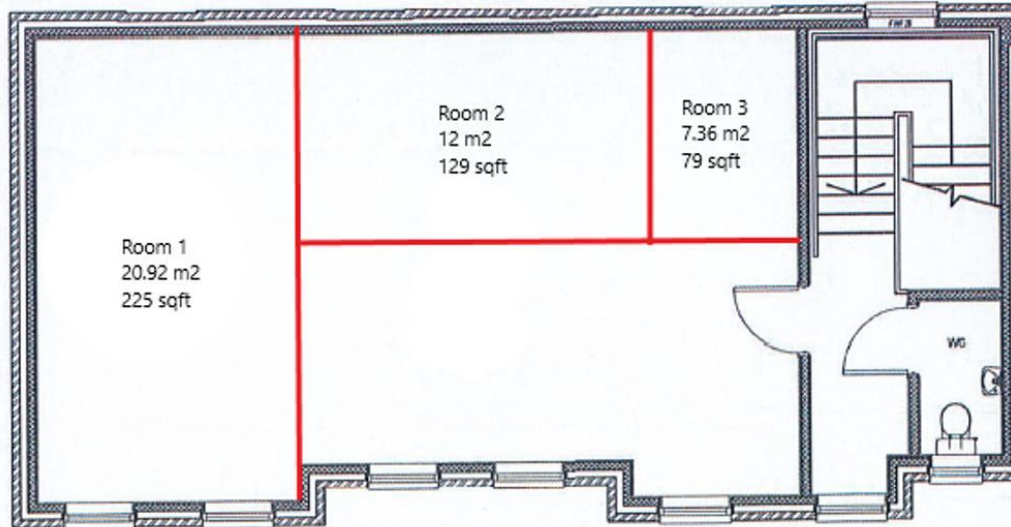
£1,700 p.a. approx

Rates Payable

Approx £15,500 p.a.

EPC Rating

C-66



First Floor Plan

Legal Costs

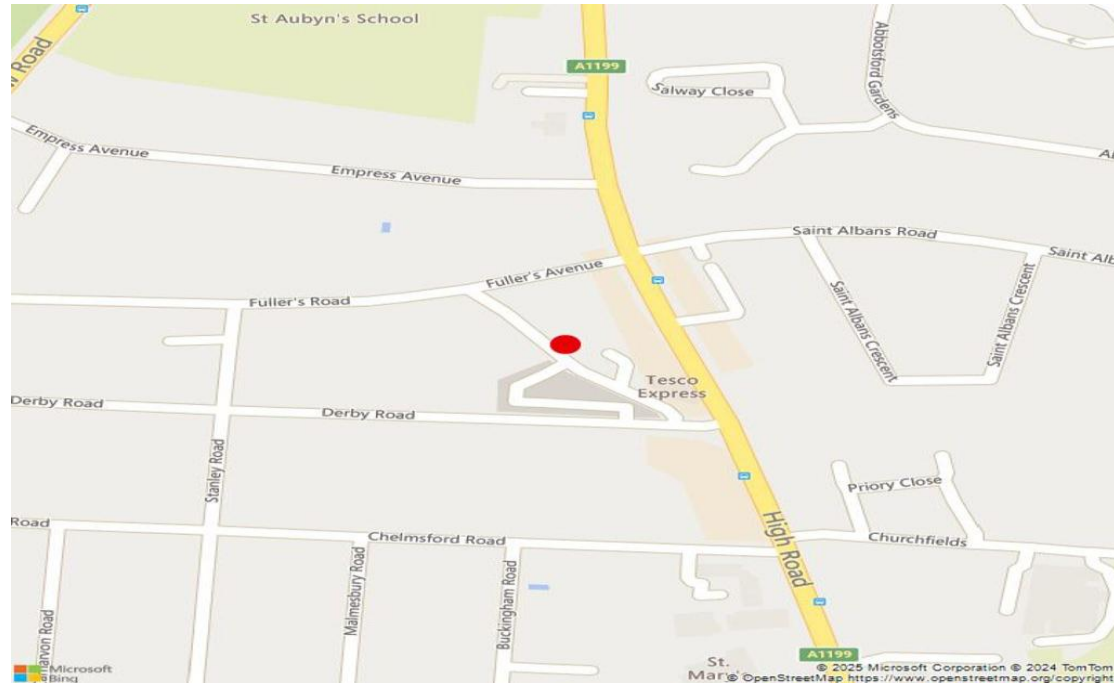
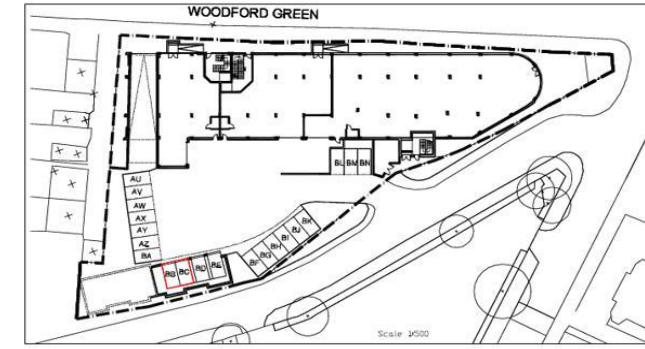
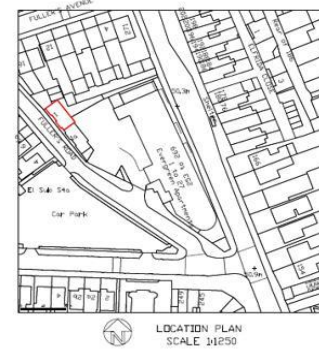
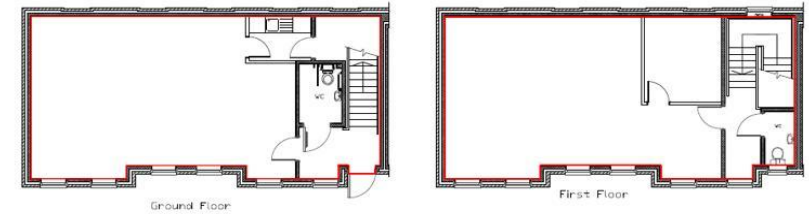
To be paid by the ingoing tenant.

Referencing/AML

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and AML checks upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Viewing

Via Sole Agents Only



LAND COMMERCIAL

chartered surveyors



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.



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020 8498 8080 • info@landcommercial.co.uk