

WELL LOCATED D1 PREMISES TO LET AT:

**MAYBANK ROAD, SOUTH
WOODFORD, LONDON, E18 1EL**



SITUATION:

The premises are located in Maybank Road which runs from Chigwell Road (A113) and Southend Road (A1400) being in a residential area with easy access to the A406, M11 and M25.

ACCOMMODATION:

The accommodation is arranged on the ground floor of this end of terrace property which has previously been used as a Children's Nursery and prior to that a Doctor's Surgery and would be suitable for numerous uses (subject to planning).

The premises have the benefit of full gas central heating and double glazing being arranged as follows:

Entrance Lobby

Room 1:	180sq.ft	(16.72sq.m)
Room 2:	46sq.ft	(13.56sq.m)
Room 3:	154sq.ft	(14.3sq.m)
Office:	67sq.ft	(6.22sq.m)
Kitchen:	54.sq.ft	(5.02sq.m)
Utility Room:	36sq.ft	(3.34sq.m)

Staff WC (WC plus basin)

Children WC (2 x WC'S, basin)

Exterior

Garden **76ft** **(23.2m)**

LEASE:

A new a full repairing and insuring lease will be granted for a term to be agreed subject to periodic rent reviews.

RENT:

£12,750 per annum exclusive subject to lease

LEGAL COSTS:

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

VIEWING:

Strictly by appointment