

All enquiries to:

T: 020 8498 9292

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W: www.spencercraig.com



Chartered Surveyors and Property Management Consultants

ON BEHALF OF THE LONDON BOROUGH OF REDBRIDGE

- EDUCATIONAL/NURSERY USE PREMISES TO LET
- GROSS INTERNAL AREA 2,045FT² (190.0M²)
- MAIN NURSERY AREA 1,050 FT² (97.65M²)
- NEW LEASE AVAILABLE

**FULLERS HALL, 64A FULLERS ROAD, SOUTH WOODFORD,
LONDON E18**



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LOCATION	<p>The premises are located within this densely populated residential area situated at the western end of Fullers Road, close to its junction with Woodford New Road (A104).</p> <p>The property benefits from adjacent road links to the A406 North Circular and M11 motorway with the local area serviced by a number of bus routes.</p>
DESCRIPTION	<p>The premises comprise of a single-storey building previously used as a day nursery, with the front part of the building offering a main nursery area of approximately 1,050 sq.ft with the rear section comprising of toilet and commercial kitchen facilities having previously been used for preparation of food for a meal delivery service. The entire property offers a gross internal area of 2,045 sq.ft and also benefits from childrens toilet facilities plus external fenced playground area to the left-hand side of the building. The property is available for continued nursery use or alternative educational type users will be considered.</p>
TERMS & RENT	<p>New lease, the terms of which are to be agreed.</p> <p>The premises are offered to let upon a new full repairing and insuring lease, terms of which are to be agreed at a commencing rental of £32,500.00 per annum exclusive.</p> <p>The combined premises have a Rateable value of £25,400.00.</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Redbridge Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8554 5000.</p>
EPC	<p>TBC.</p>
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,500.00</p>
VIEWING	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p>Tel 020 8498 9292</p>
	<p>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services & installations are un-tested and applicants will need to ascertain the condition of such installations themselves prior to making any offer.</p>