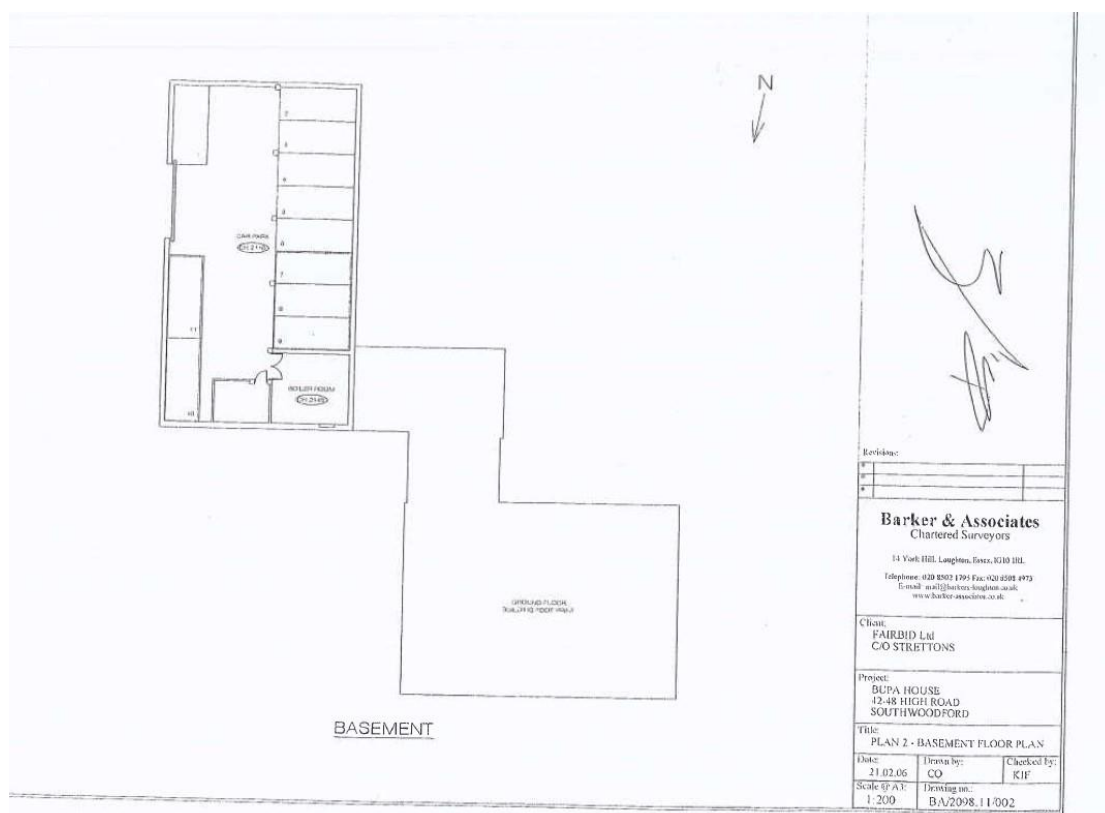


Ref: F10

# SECURE GARAGE/ STORAGE UNIT TO LET



## 42-48 High Road, South Woodford, London. E18 2QL.

<b>LOCATION:</b>	<p>The property is situated off of the High Road, South Woodford, adjacent to the Land Rover/Range Rover dealership and The Odeon Cinema and backing on to Sainsburys car park.</p> <p>The High Road (A1199) joins in one direction to the Green Man roundabout, Leytonstone, which in turn provides direct access to the A12 and in the alternate direction provides access to George Lane and South Woodford's shopping area including Waitrose, Marks &amp; Spencers, Costa Coffee and Sainsburys Superstore as well as Woodford Green and Woodford.</p> <p>South Woodford's Central Line underground station is situated within a 5-10 minute walk from the offices and less than 400m, 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.</p>
<b>DESCRIPTION:</b>	<p>The property comprises of a rear access secure garage/storage unit of approximately 2,646 sqft (245.81 sqm).</p> <p>The garage benefits from a security controlled barrier and electric roller shutter and has a minimum eaves height of 1.8m.</p> <p>The property would be suitable for secure storage of vehicles or other items. The property is offered To Let upon either a licence or full repairing insuring lease, the terms of which are to be agreed.</p>
<b>N.B.</b>	<p><b>It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.</b></p>
<b>AMENITIES:</b>	<ul style="list-style-type: none"> <li>➤ <b>REAR ACCESSED SECURE GARAGE/STORAGE UNIT</b></li> <li>➤ <b>APPROXIMATELY 2,646 SQFT (245.81 SQM)</b></li> <li>➤ <b>SECURITY CONTROLLED BARRIER</b></li> <li>➤ <b>ELECTRIC ROLLER SHUTTER</b></li> <li>➤ <b>MINIMUM EAVES HEIGHT 1.8M</b></li> <li>➤ <b>SUITABLE FOR THE SECURE STORAGE OF VEHICLES OR OTHER ITEMS.</b></li> </ul>
<b>TERMS:</b>	<p>The property is offered To Let upon either a licence or full repairing insuring lease, the terms of which are to be agreed.</p>
<b>RENT:</b>	<p>£16,500 p.a.x. plus VAT</p>
<b>RATES PAYABLE:</b>	<p>£3,700 p.a.</p>
<b>EPC RATING:</b>	<p>TBC</p>
<b>REFERENCES:</b>	<p>Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.</p>

**ANTI MONEY  
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:**

To be paid by the ingoing tenant

**V.A.T.**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:**

Strictly by appointment

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*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.*