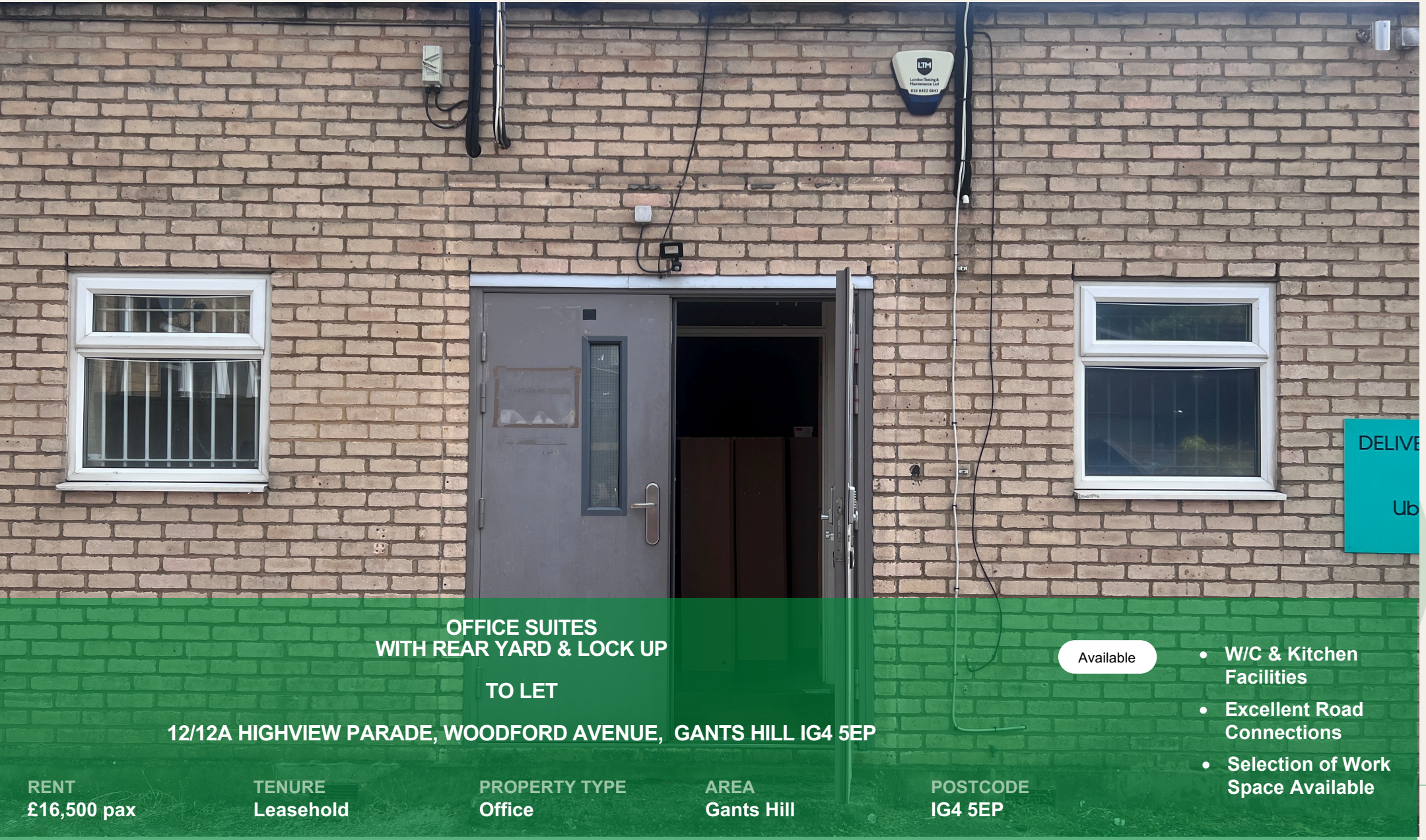
Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



OFFICE SUITES WITH REAR YARD & LOCK UP

TO LET

12/12A HIGHVIEW PARADE, WOODFORD AVENUE, GANTS HILL IG4 5EP

Available

- W/C & Kitchen Facilities
- Excellent Road Connections
- Selection of Work Space Available

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£16,500 pax	Leasehold	Office	Gants Hill	IG4 5EP

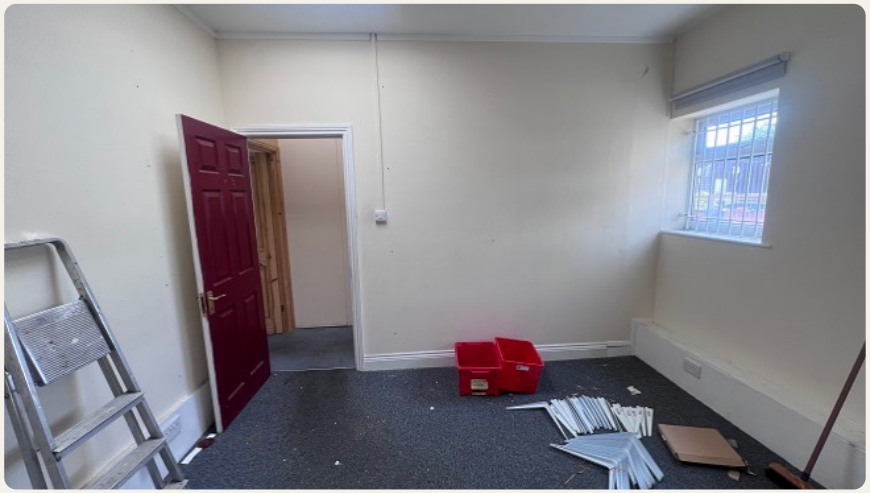
Location
The property is positioned to the rear of Highview Parade, with access provided via Grasmere Gardens. The surrounding area comprises a well-established mix of commercial and residential uses, with a range of local amenities available within the immediate vicinity. The property benefits from excellent connectivity to the wider road network, with the A12, A406 and M11 all within close proximity, providing convenient access to Central London, East London and the M25, as well as the wider national motorway network.

Accommodation
The offices and yard are situated to the rear of the retail parade and are accessed via a separate entrance from Grasmere Gardens.

The accommodation has shared kitchen and WC facilities. The rear yard provides open storage space with a lock-up garage.

The offices have been measured on a Net Internal Area (NIA) basis and the rear yard & lock up measurement have been provided by our client. The approximate measurements are as follows:

Office C2 -	142 sq ft	13.16 m2
Office C3 -	219 sq ft	20.35 m2
Rear Yard & Lock Up	547 sq ft	50.80 m2
TOTAL	**908 sq ft.**	**84.21 m2**





Lease
A new effective FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The Lease is to be granted outside the provisions of the Landlord & Tenant Act.

Rent
£16,500 per annum paid monthly in advance.

Business Rates
Further details upon request.

EPC:
Further details are available upon request.

Possession
Upon completion of legal formalities.

Legal Costs
The ingoing Tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

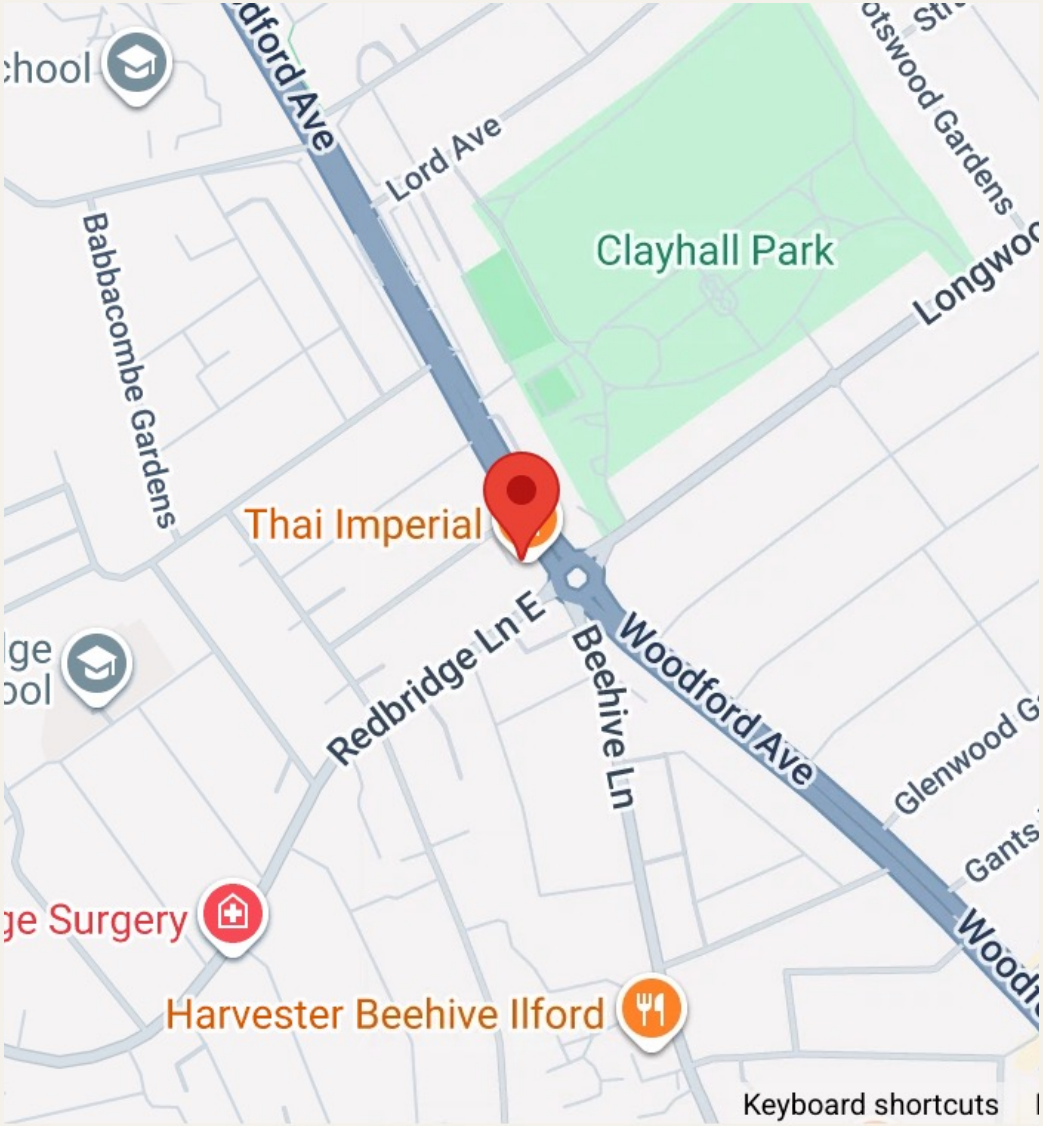
Administrative Fee
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Viewing
Strictly by appointment through agents Bennett Phillips 020 8501 3000 - Contact Taylor Phillips at taylor@bennettphillips.com

RENT
£16,500 pax







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

GDPR General Regulations (GDPR): As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML: The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

BPL Estates Ltd T/A Bennett Phillips.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

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The Property Ombudsman