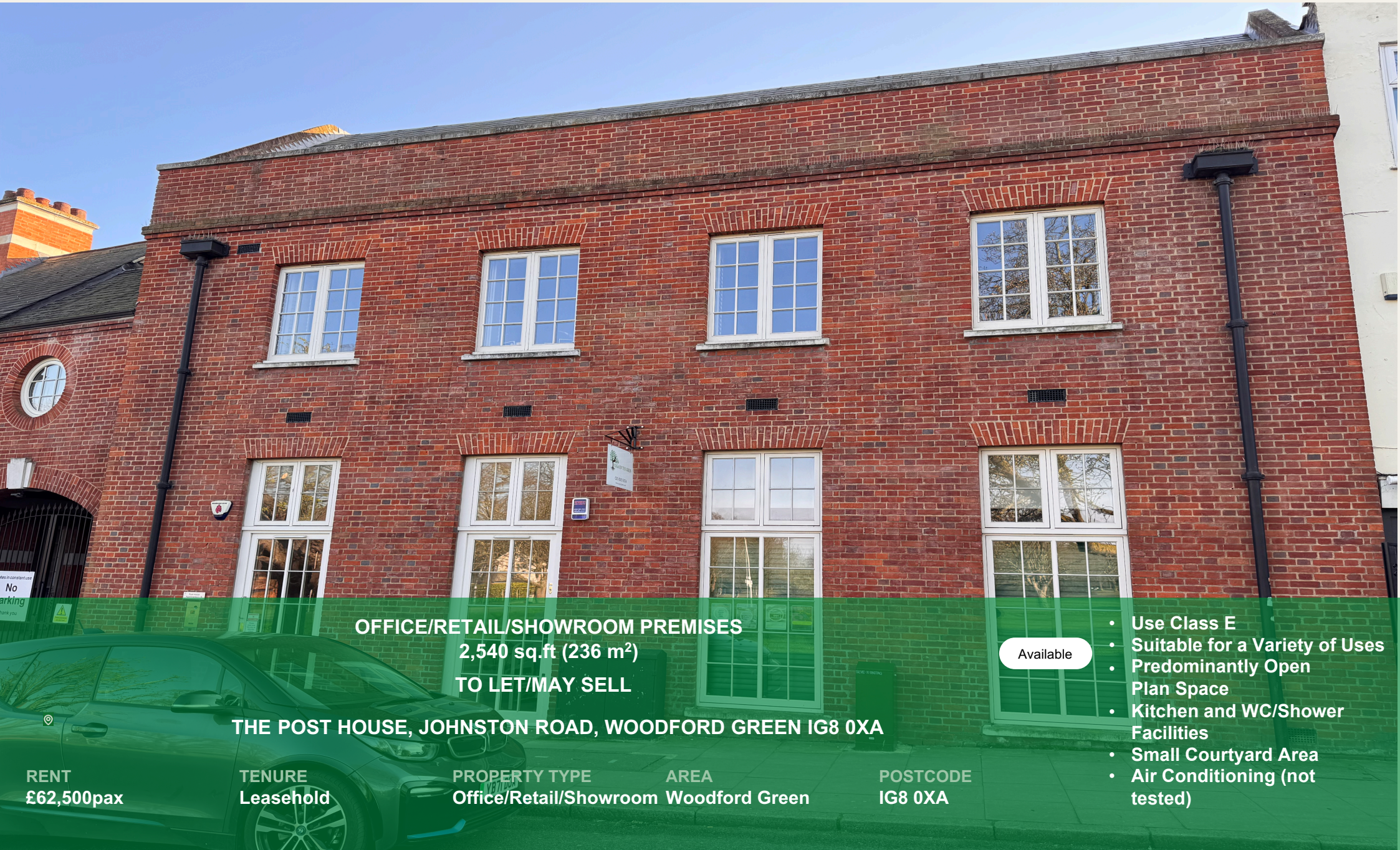
Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



OFFICE/RETAIL/SHOWROOM PREMISES

2,540 sq.ft (236 m²)

TO LET/MAY SELL

THE POST HOUSE, JOHNSTON ROAD, WOODFORD GREEN IG8 0XA

Available

- Use Class E
- Suitable for a Variety of Uses
- Predominantly Open Plan Space
- Kitchen and WC/Shower Facilities
- Small Courtyard Area
- Air Conditioning (not tested)

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£62,500pax	Leasehold	Office/Retail/Showroom	Woodford Green	IG8 0XA

LOCATION:
The property is situated on Johnston Road which is accessed off of Woodford High Road close to significant routes into the surrounding areas (A1009 and A1199). The property is surrounded by residential properties as well as various retailers and restaurants. Woodford Station (Central Line) is within an approximate 13 minute walk. There is off street parking to the front of the property available by Local Authority Business Parking Permits.

ACCOMMODATION:
The property comprises a former Postal Sorting Office and has most recently been occupied as a yoga and Pilates studio. The premises comprises the ground floor of the building and provide a reception area with WC and disabled WC facilities, including showers, a kitchen, two large studios and two smaller treatment/storage rooms.
Heating is provided by underfloor heating throughout the majority of the property, with the studios also benefiting from concealed ceiling-mounted heaters. The reception area, kitchen and one of the treatment rooms benefit from wall-mounted air conditioning units (untested). There is also a small courtyard to the rear of the property.

Approximate floor areas are as follows and have been measured on a Gross Internal Area (GIA) basis:

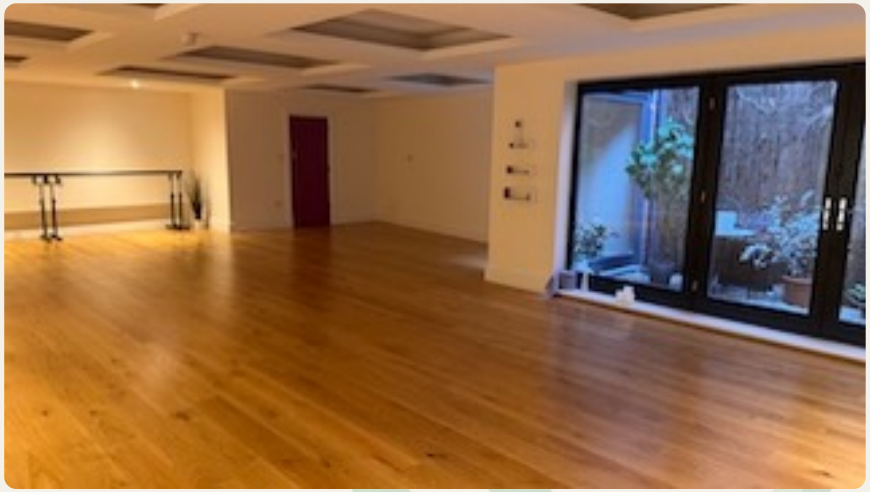
Total: 2,540 sq ft (236 sq.m)

LEASE:
A new FRI Lease is available for a term to be agreed.

RENT:
£62,500 per annum exclusive.

SERVICE CHARGE:
A service charge is applicable, further details upon request.





ALTERNATIVELY

SALE:
Our client may consider selling the long Leasehold interest. Further details upon request.

BUSINESS RATES:
Interested parties are advised to contact Redbridge District Council to confirm the rates payable.

EPC:
The property has an EPC rating of B.

LEGAL COSTS
Each party are to be responsible for their own legal costs borne in this transaction.

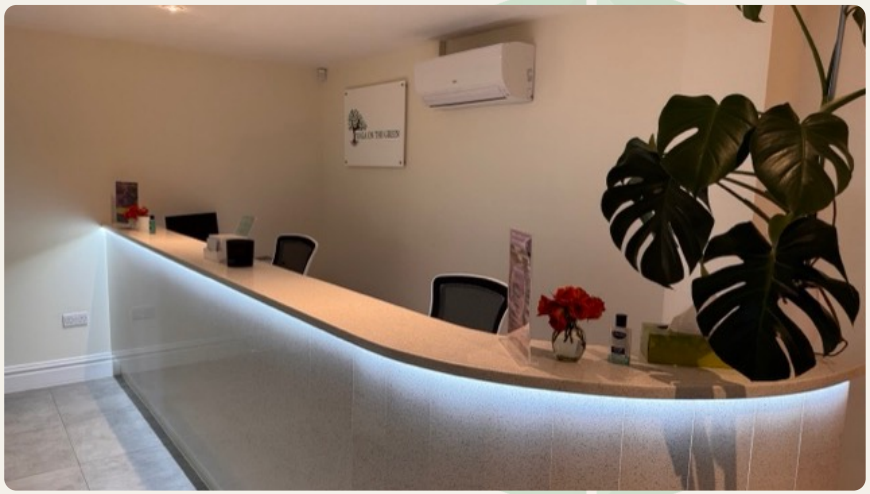
ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:
Immediate upon completion of legal formalities.

VIEWING:
Strictly by appointment through sole agents Bennett Phillips | 020 8501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com or Simon Phillips at simon.phillips@bennettphillips.com

RENT
£62,500 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

020 8501 3000
enquiries@bennettphillips.com · bennettphillips.com

The Property Ombudsman