

**Bennett
Phillips
Luton**

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**SELF CONTAINED 1ST & 2ND FLOOR OFFICES
IN AN ATTRACTIVE PERIOD BUILDING
TO LET**

**41 HIGH ROAD
SOUTH WOODFORD
LONDON E18 2QP**

- **Approx 932sq ft (86.6sq m)**
- **3 Car Parking Spaces**
- **Gas Central Heating (not tested)**
- **Entry Phone System**
- **Attractive Period Building**
- **Within a 5-minute walk of South Woodford Central Line Station**

**LOCATION:**

The Property is immediately situated at the junction of High Road, South Woodford and Radley's Lane, and benefits from being within walking distance of South Woodford (Central Line) Underground Station (Central Line). George Lane which is the principal shopping district serving South Woodford is a couple of minutes' walk where occupiers such as Boots, Sainsburys, Greggs, Costa & M & S Simply food are represented. Road connections are also very good with easy access locally to the (A406) North Circular Road and the (M11).

ACCOMMODATION:

Comprising the two upper floors of a 3-storey end-of-terrace period building. The first floor is open plan & has kitchen facilities & 3 x WCs. The second floor currently comprises 3 rooms but can be reconfigured. To the rear there is a car park, within which 3 spaces will be made available. Approximate floor areas and dimensions are as follows:

First Floor Offices: 373sq ft (34.65m²) PLUS kitchen & storage

Second Floor: 364sq ft (33.8m²)

Total Gross Internal Area: 932sq ft (86.6m²)

LEASE:

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed subject to periodic upward only Rent Reviews. The lease will be drawn outside the provisions of the Landlord & Tenant Act.

RENT:

£18,000 per annum, paid quarterly in advance. We understand VAT is not applicable.

BUSINESS RATES:

Rateable Value 2025/2026 - £17,500

Rates Payable 2025/2026 - £8,732 per annum

LEGAL FEES:

The incoming Tenant to pay a contribution towards Landlords legal costs borne in this transaction.

ADMINISTRATIVE FEE:

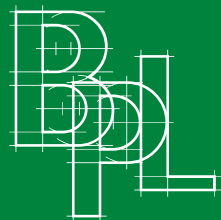
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor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

POSSESSION:

Immediate upon completion of legalities.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com



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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.