



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£24,000 PER ANNUM

- 1st floor office with views over George Green
- Suitable for a variety of occupiers
- Less than 0.1 miles from Wanstead Station
- Totalling approx 641 sq ft
- All inclusive rent

CONTACT: 020 8501 9220  
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www.clarkehillyer.co.uk

## SERVICED 1ST FLOOR OFFICE, 29 CAMBRIDGE PARK, WANSTEAD, LONDON, E11 2PU



Whilst we at Clarke Hillyer 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.

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#### Location

Situated on Cambridge Park which leads into Wanstead High Street. Wanstead Underground Station (Central Line) is located less than 0.1 miles (161 metres) away. Wanstead High Street is home to many independent occupiers as well as various multiple traders such as Tesco Express, Boots and Majestic Wine. The A12, A406 and M11 are all accessible from the premises and the area is served by local buses.

#### Description

Comprising a 1st floor self-contained office with views over George Green. Toilet and kitchenette facilities are available. The premises would be suitable for a variety of occupiers and are more particularly described as follows:

Office 1: 288 sq ft (26.8 sq m).

Office 2: 258 sq ft (24 sq m).

Office 3: 66 sq ft (6.1 sq m).

Lobby: 29 sq ft (2.7 sq m).

Total: 641 sq ft (59.6 sq m).

Kitchenette & toilet facilities available.

All measurements quoted are approximate only and on the basis of IPMS 1 (offices).

#### Terms

Available on flexible terms at a rent of £24,000 per annum. The rent would include business rates, electricity, gas, water and service charge. Tenants would need to arrange their own phonelines and broadband. The agreement would be outside of the Landlord and Tenant Act 1954.

#### Legal Costs

To be met by the tenant.

#### Viewings

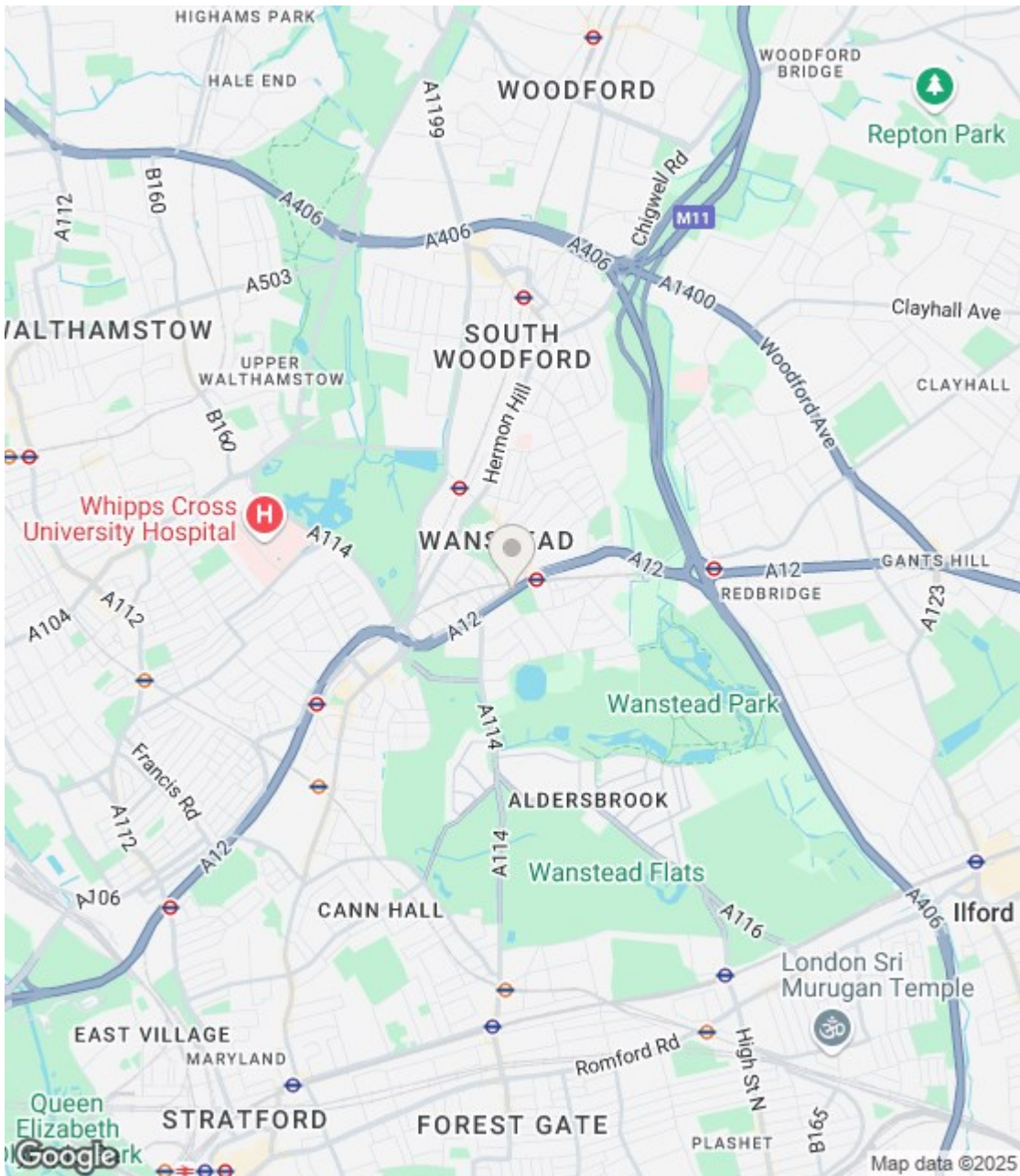
Strictly via agents Clarke Hillyer, tel 020 8501 9220.


#### EPC

The premises have an EPC rating of D.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>57</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



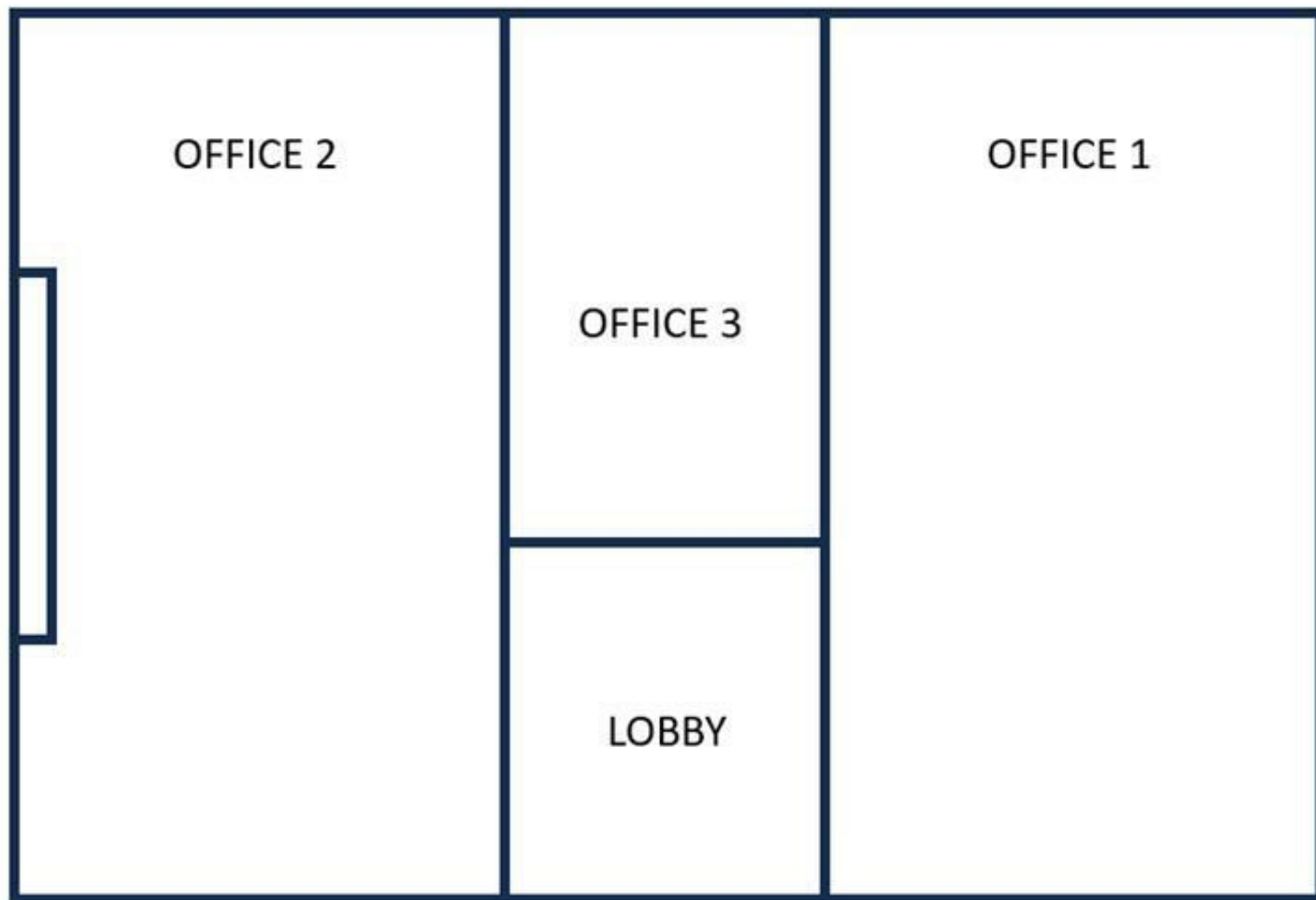
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