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COMMERCIAL PROPERTY AGENTS

# Rare Motor Trade Opportunity

## Prominent A112 Location

# TO LET

- Established motor trade premises
- Prominent roadside position on Sewardstone Road (A112)
- Workshop, office and reception
- Roller shutter access (approx. 3m height)
- 3-phase power supply
- Yard for approx. 15 vehicles
- Forecourt parking for approx. 6 cars
- Suitable for a variety of motor trade uses (STP)
- New lease available
- £3,000 pcm (inclusive of business rates)




Marshfield Service Station,
Sewardstone Road, London E4 7RF

**Location:**
The property is situated on Sewardstone Road (A112), a well-established arterial route connecting Northeast London with Essex, providing direct access to the A406 North Circular Road and the wider motorway network. The surrounding area comprises a mix of residential housing and established commercial occupiers, with nearby centres including Chingford, Waltham Abbey and Woodford Green. The location benefits from good levels of passing traffic and visibility, making it well suited for motor trade and similar roadside uses.

**Description:**
Forming part of the established Marshfield Service Station, a self-contained unit suitable for motor trade and associated uses, comprising a mix of reception, office and workshop accommodation together with generous external yard and parking.

The property benefits from a practical layout with vehicular access via a roller shutter, good internal working space and ample external areas for vehicle storage, customer parking and operational flexibility.




**Approximate Net Internal Areas:**

| | | |
|---|---|---|
| Reception Area: | 327 sq ft | (30.4 sq m) |
| Office: | 118 sq ft | (11 sq m) |
| Workshop Area 1: | 246 sq ft | (22.8 sq m) |
| Workshop Area 2: | 244 sq ft | (22.7 sq m) |

**Key Features:**

- Suitable for motor trade uses
- 3m height roller shutter access
- 3-phase power supply
- Shared WC facilities
- Yard space for approx. 15 vehicles
- Additional forecourt parking for approx. 6 cars

**Lease:** New lease by arrangement

**Rent:** £3,000 per calendar month, inclusive of business rates, but exclusive of services





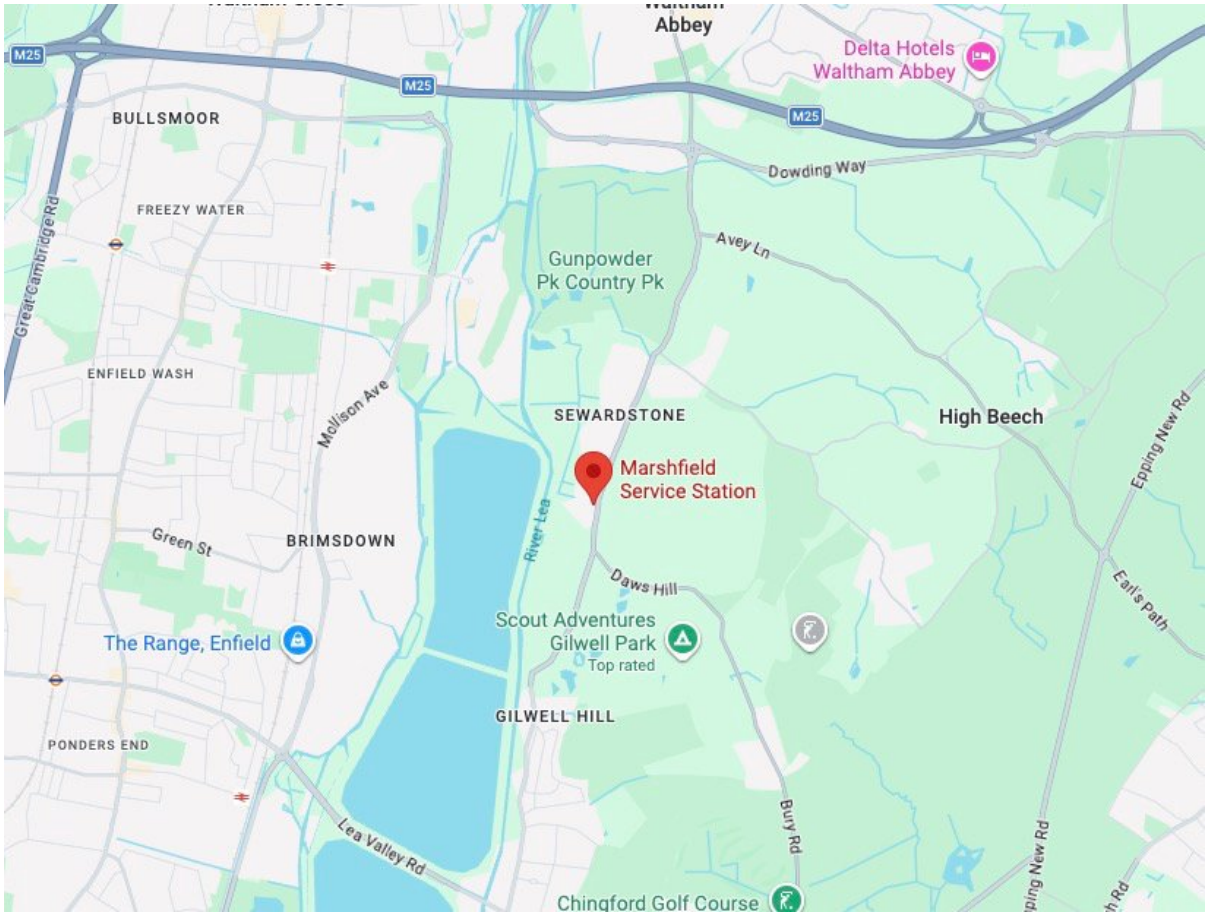













**Rates:**
Included in the rent

**Legal Costs:**
Ingoing tenant to pay a contribution of £2000 + VAT to the landlord's legal fees.

**Reference & Credit Checks**
A charge of £350 + VAT will be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

**Holding Deposit**
Tenants wishing to secure this property will be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

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