Derrick Wade Waters



Unit 5 Picks Cottage, Sewardstone Road, Chingford, E47RA

Industrial/Logistics To Let | £18,000 per annum | 2,600 sq ft

Industrial/Warehouse Unit To Let

www.dww.co.uk

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Summary

- Rent: £18,000 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £19,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: Currently no service charge but rights reserved to recover in future if required
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

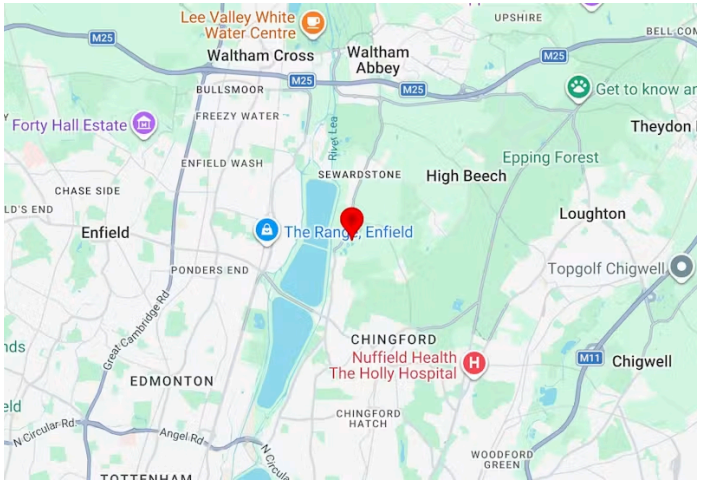
Further information

- View details on our website

Contact & Viewings

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Key Points

- 3 phase electricity
- Roller Shutter Loading Door. 4.4m wide x 4.2m high
- Min eaves height of 4.9m rising to 6.3m at the ridge
- W/Cs and kitchen
- Good parking provision

Description

The property is a concrete framed industrial building with pitched roof incorporating translucent roof lights providing good natural light. There is a roller shutter loading door and two personnel doors at each end of the premises. Internally the unit provides primarily clear span storage space but also benefits from a small office, 2 w/c's and kitchen. The property benefits from 3 phase electricity.

Location

The property is located at Picks Cottage off Sewardstone Road (A112), Chingford.

The A112 is an arterial route providing direct access to the A406 North Circular Road to the south and connections to Junction 26 of the M25 approximately 3 miles to the north-west, providing swift access to the national motorway network. The A10 and M11 are both also within easy reach. The surrounding area comprises a mix of commercial, agricultural and residential uses, offering an attractive working environment while remaining well connected to the wider London and South East markets.

Accommodation

Name	sq ft	sq m
Ground	2,177	202.25
Mezzanine	423	39.30
Total	**2,600**	**241.55**

Terms

The property is available to let on new lease for a term of years to be agreed.

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