

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

*For Retained Clients Only*

## **SPORTS GROUND TO LET**

**CIRCA 4.6 ACRE SPORTS GROUND  
CLUBHOUSE EXTENDING TO APPROX 1600 SQ FT**



**R/O BRANDVILLE & WOODVILLE GARDENS,  
BARKINGSIDE, ESSEX IG6**

**Located immediately to the south of Barkingside Recreation Ground and  
to the west of the A123 within the London Borough of Redbridge**

**020 8559 1122**



## Location

The sports ground is located in Barkingside, a District of Ilford in the London Borough of Redbridge, North East London. The immediate area is served by Barkingside Tube Station, which is on the Central Line, being in Travelcard Zone 4.

Principal access to the property is from the south, off Woodville Gardens / Geariesville Gardens, in between two houses and via a gravel path.

## Description

The property occupies a largely level, mainly rectangular, site adjoining and to the south of Barkingside Recreation Ground.

The clubhouse is predominantly of timber construction beneath a pitched asphalt roof. There is a connecting rear brick built construction, beneath a mono pitched roof. The building extends to a Gross Internal Area (GIA) of approximately 148 sq m (1,600 sq ft) and accommodates a lounge area with kitchenette, separate storage, lavatory facilities, a shower block and two changing rooms.

## Terms

By way of a new lease, terms to be discussed

## Rent

Quoting £50,000 pax

## Legal Costs

To be borne by the ingoing tenant

## Business Rates

TBC

## Reference Charge

Clarides charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.



© Crown Copyright plc. 2015. Promap Suite - 5-2000

## Viewing

Strictly by Appointment only via joint sole agents.

**Claridges**  
COMMERCIAL PROPERTY CONSULTANTS  
**020 8559 1122**  
[www.claridges-commercial.co.uk](http://www.claridges-commercial.co.uk)

**countrywide**  
COMMERCIAL PROPERTY AGENTS  
**020 8506 9900**  
[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)  
Connaught House, Broomhill Road, Woodford Green, Essex IG8 0XR

## **Important Notice**

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.