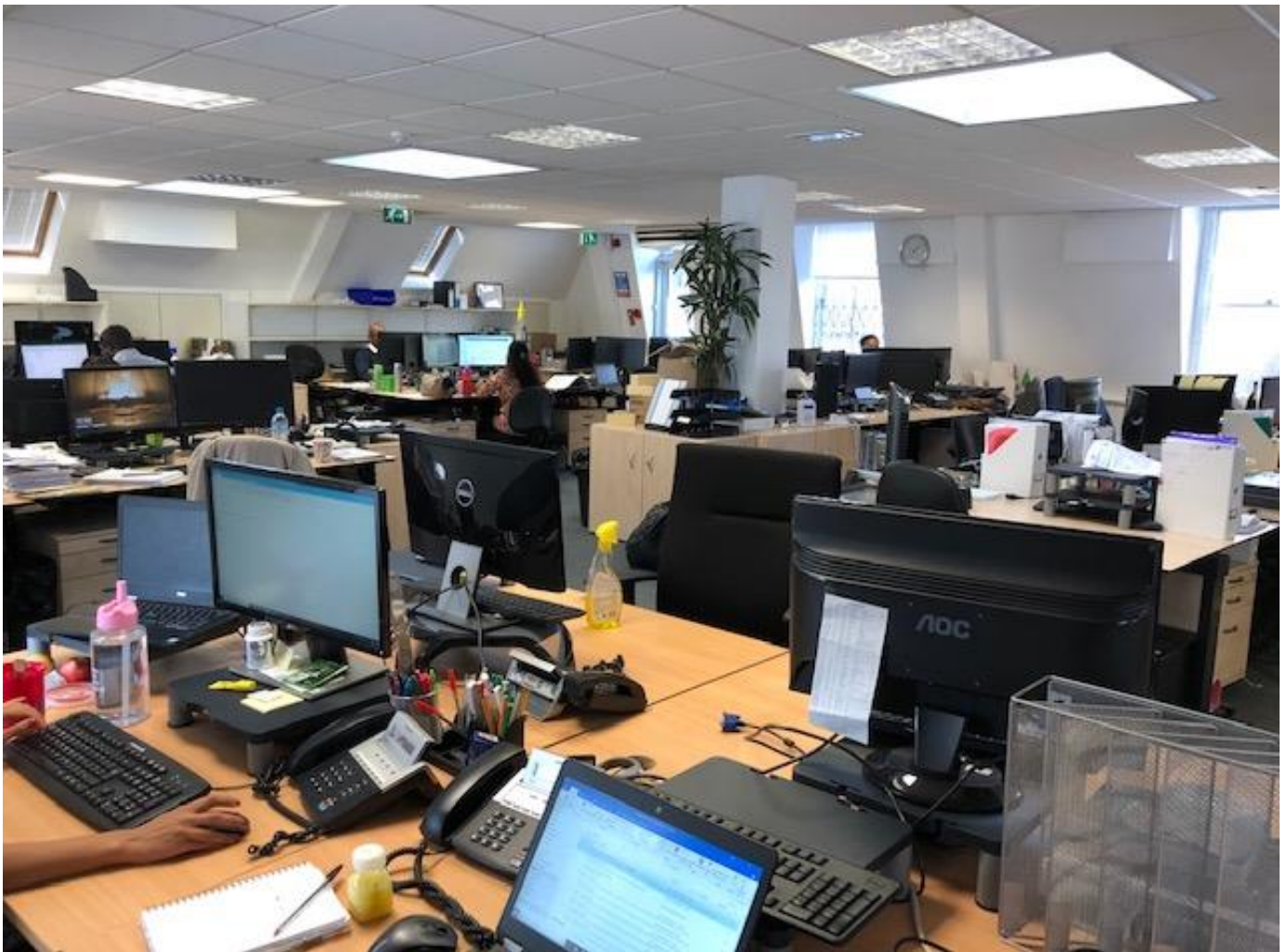


Claridges

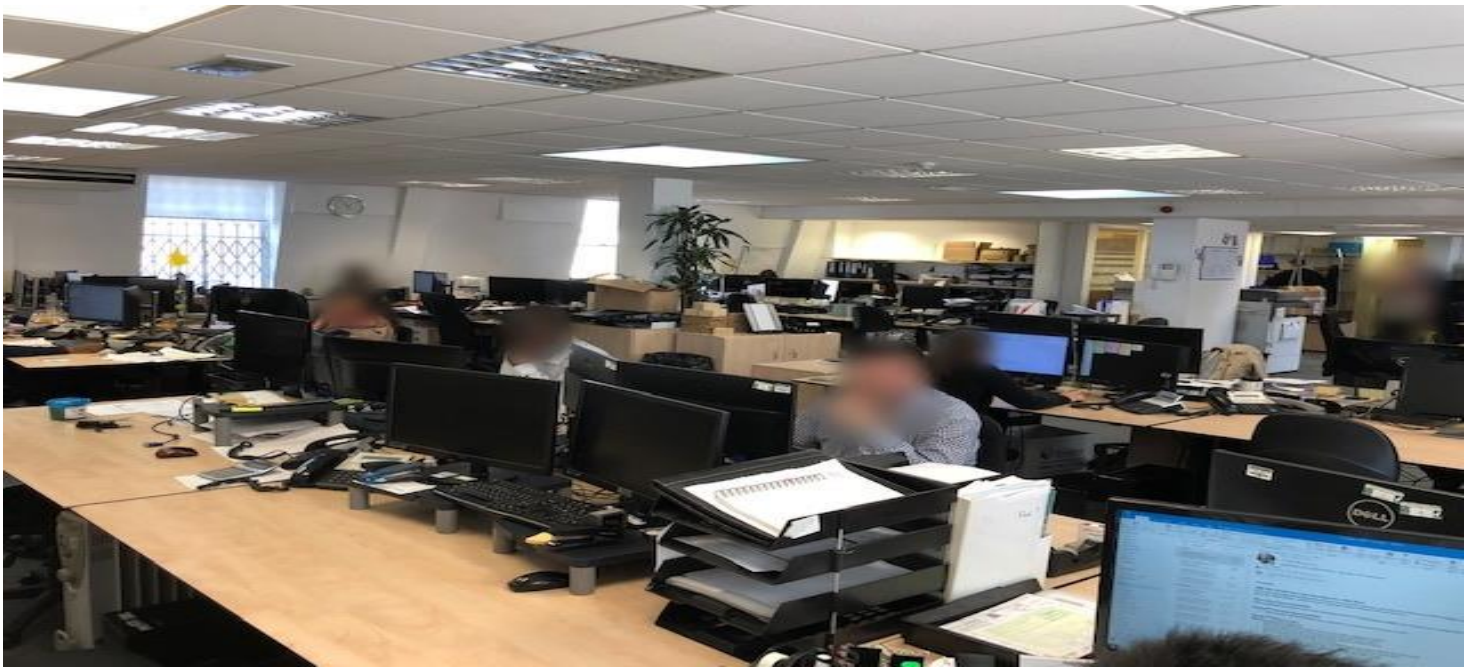
COMMERCIAL PROPERTY CONSULTANTS

OFFICES TO LET 3196 SQ FT (296.90 SQ M)



JOHNSTON HOUSE JOHNSTON ROAD, WOODFORD GREEN IG8

020 8559 1122







Location:

Situated on Johnstone Road, Woodford Green opposite the pond and close to the junction with High Road. This is a popular niche location and Woodford is an affluent good quality East London suburb. The nearest station is Woodford (Central Line) which is within walking distance. There is on street parking on Johnston Road as well as the High Road (pay and display) as well as a 300 plus space car park close by in Broomhill Road, adjacent to the Sir James Hawkey Hall.

Description:

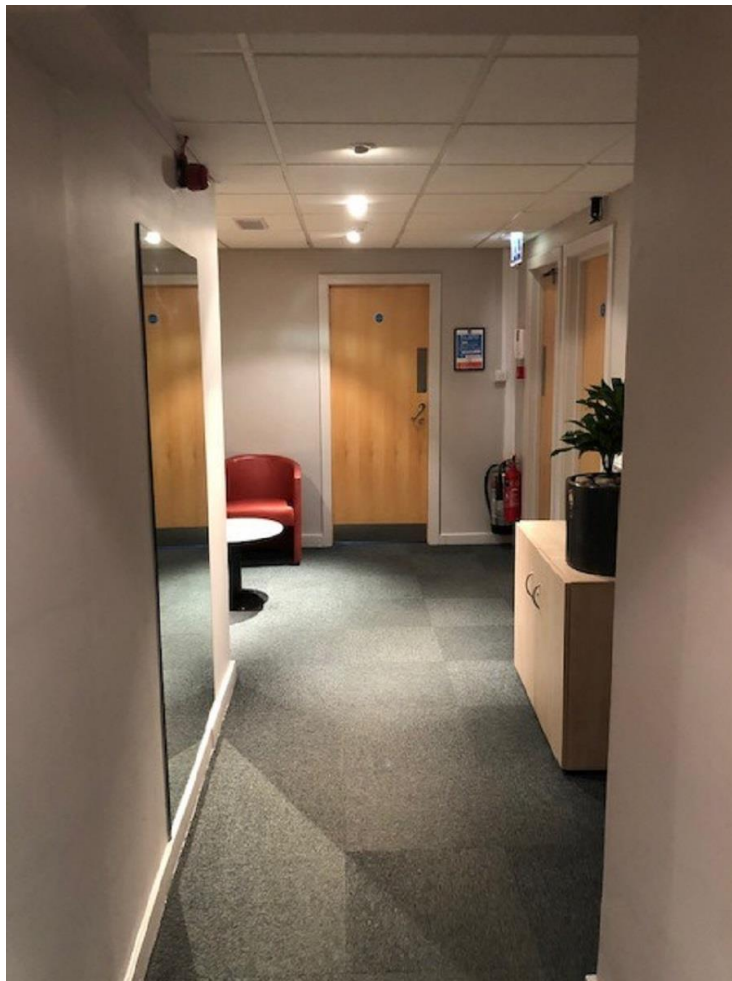
Comprising excellent offices arranged mainly as open plan on the first floor with two partitioned meeting rooms, staff room/kitchen and male and female WC's. The offices have good natural light and are air conditioned/heated (not tested). The entrance is arranged to the side of the building and has a entry phone with electric release leading to an entrance lobby. There is a client waiting area/reception on first floor.

Areas:

3196 sq ft (296.,90 sq m)

Lease:

Available on a new sub lease for a term not exceeding 4th September 2030 at £15 per sq ft with 5 yearly rent reviews.

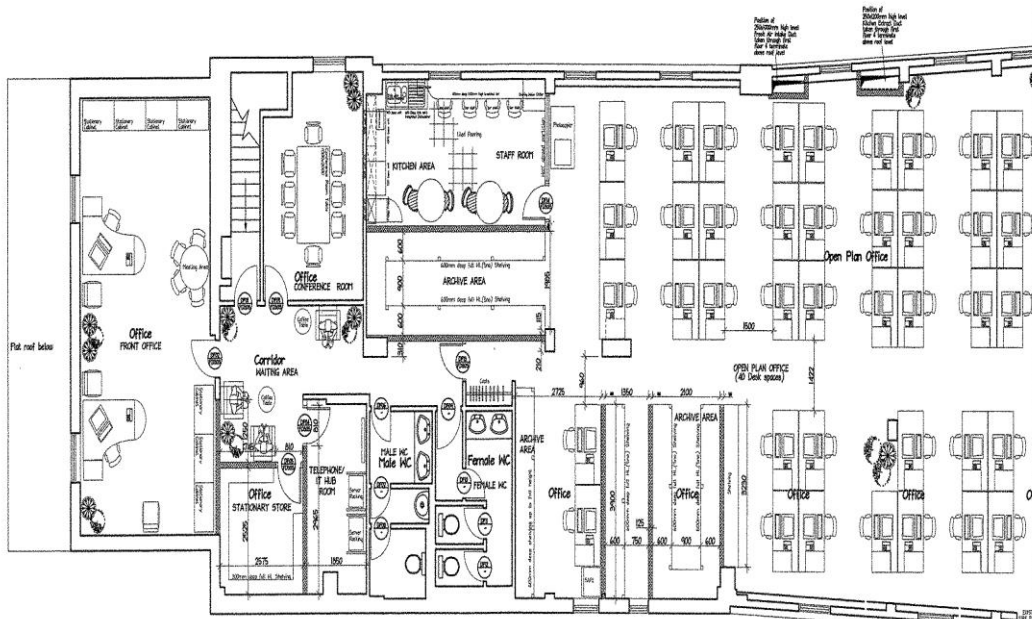


Business Rates: London Borough of Redbridge. Rateable value £34,654. Rates payable for 2018/19 is approximately £17,084 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit: Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing: **By Appointment only via Sole Agents**
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk



FIRST FLOOR PLAN

1. Dimensions and Levels
 Figures dimensions and levels should be verified by the Contractor on site before construction or manufacture and any discrepancies brought to the attention of the Architect. Dimensions should not be scaled. Floor elevations or copies of BS maps applies prints etc may contain inaccuracies in levels.

2. Existing Building Services
 Where shown, existing Building Services are not to be removed. The Contractor shall identify any services and report to the Architect at the commencement of the works.

3. Copyright
 Copyright for all designs and drawings in or part shall remain with the Architect in accordance with the Copyright Act.

4. Scope of Works
 Drawings are issued in accordance with and on the basis of the RIBA Conditions of Engagement and the JCT form of Contract, unless otherwise agreed in writing.

5. Statutory Requirements and Standards
 All work is to comply with the Building Regulations and the requirements of the respective local authority and its officials. Workmanship and standards shall also comply with the Current Codes of Practice and relevant British Standards.

1	10/01/2015	10/01/2015	10/01/2015
2	10/01/2015	10/01/2015	10/01/2015
3	10/01/2015	10/01/2015	10/01/2015
4	10/01/2015	10/01/2015	10/01/2015
5	10/01/2015	10/01/2015	10/01/2015

D EDWARD KING
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 web: www.frankham.com

Client	
PREZZO RESTAURANTS	
Project Title	
JOHNSTONE HOUSE JOHNSTONE ROAD HOODFORD GREEN, ESSEX IG8 8YA	
Drawing Title	
PROPOSED FIRST FLOOR LAYOUT	
Drawn by:	Date:
JM	150 # AJ JULY 2015
Designed by:	Approved by:
2M	2M
File Ref:	Rev.
Drawing No: E220P - 04	0

Not to scale

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.