

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com

SELF CONTAINED STORAGE PREMISES

(LIMITED TO STORAGE USE ONLY – CLASS E NOT PERMITTED)

GROSS INTERNAL AREA 340 FT² (31.6M²)

NEW LEASE AVAILABLE

LOW COST ALTERNATIVE TO SELF-STORAGE FACILITIES

40 CAVENDISH AVENUE, WOODFORD GREEN, ESSEX



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LOCATION	<p>The premises are located in this primarily residential area fronting onto Cavendish Avenue close to its junction with Warley Road.</p> <p>Cavendish Avenue is accessed directly from Broadmead Road with Woodford Station being within reasonable distance of the property.</p>
DESCRIPTION	<p>The property comprises a detached self-contained storage unit of 340 sq.ft GIA which in 2021 underwent refurbishment including a replacement roof, re-wired electrically with new lighting / power sockets. In addition, the premises benefit from WC facilities, CCTV and electric roller shutter allowing vehicular access. There is also a small forecourt area for loading / unloading.</p> <p><u>Due to planning permission restrictions, the use of the property is strictly limited to storage purposes only and is not suitable for Class E Business Uses.</u></p>
TERMS & RENT	<p>The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £5950 per annum exclusive.</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Redbridge.</p> <p>Rateable Value - £3,450.00</p>
EPC LEGAL COSTS	<p>An EPC is not required for this property.</p>
VIEWING	<p>Strictly by appointment:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p>Tel 020 8498 9292</p>
	<p>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services & installations are un-tested and applicants will need to ascertain the condition of such installations themselves prior to making an offer.</p> <p>In accordance with S21 of the Estate Agents Act 1979 we are duty bound to advise this property is owned by persons connected to the ownership of Spencer Craig Partnership Limited.</p>