

Ref: A59

Single Storey Storage/Office Building FOR SALE



Finchingfield Avenue, Woodford Green, Essex.

LOCATION:

The property is situated fronting Finchingfield Avenue which is a predominantly residential location off of Snakes Lane East.

Snakes Lane East leads through to Woodford Central Line Underground Station and local shops including multiples such as Barclays Bank, Costa, Dominoes and Sainsburys. Snakes Lane East also joins up to Chigwell Road, which leads through to Charlie Brown's Roundabout at the junction of the A406 (north circular) and M11.

DESCRIPTION: The property comprises a single storey detached brick built B1 storage/office premises with a floor area of approximately 55.74 sqm / 600 sqft plus rear yard. The property is suitable for a variety of users and is offered For Sale Freehold either unconditionally or possibly subject to planning.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **SINGLE STOREY DETACHED BRICK BUILT B1 STORAGE/OFFICES PREMISES**
- **FLOOR AREA APPROXIMATELY 600 SQFT / 55.74 SQM**
- **SUITABLE FOR A VARIETY OF USERS**
- **OFF STREET CAR PARKING TO THE FRONT**

PRICE: £350,000

RATES PAYABLE: £1,900 p.a.

EPC RATING: 1a Finchingfield Avenue
WOODFORD GREEN
IG8 7LA

Certificate Reference Number:
0850-0239-9699-9429-0092

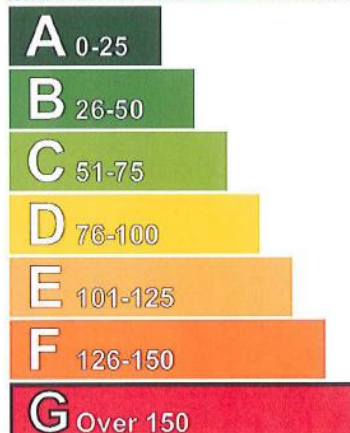
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **210** This is how energy efficient the building is.

Less energy efficient

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

Strictly by appointment

LAND COMMERCIAL SURVEYORS LTD**020 8498 8080**

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.