



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

a: 87a High Street, Wanstead, London, E11 2AE t: 020 8532 2222 f: 020 8532 2233 e: info@johalregan.co.uk w: johalregan.co.uk

**LEASE TO ASSIGN ON PROMINENT A2 UNIT AT:
UNIT 1, HIGH STREET, WANSTEAD, LONDON,
E11 2RJ**



SITUATION:

The property occupies a prominent position being found close to the junction with Hermon Hill & New Wanstead. The High Street is the main commercial thoroughfare, which serves the surrounding affluent residential catchment. Both Snaresbrook and Wanstead (Central Line) Underground Stations are within a few minutes walk.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

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johalregan.co.uk

ACCOMMODATION:

The premises consist of a ground floor office unit with a small rear kitchen facility having the following approximate dimensions:

Gross Frontage:	17ft 3ins	(5.2m)
Internal Width: (Average)	16ft 9ins	(5.1m)
Built Depth:	22ft 7ins	(6.9m)
Retail Area:	380.4sq ft	(35sqm)

Kitchen
WC

Amenities:

Security Alarmed
Air Conditioning
Networking facilities in place

RENT:

£22,000 per annum exclusive, subject to lease

PREMIUM:

£6,000 subject to contract

LEASE:

The premises are held on a full repairing and insuring lease, for a term of 9 years from the 31st July 2007 subject to 3 yearly rent reviews.

LEGAL COSTS:

The assignee to be responsible for both parties reasonable legal costs.

VIEWING:

Strictly by appointment through owners agents Johal Regan