



PROPERTY CONSULTANTS

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## EXCELLENT OFFICES TO LET



### KILROY HOUSE WOODFORD GREEN, ESSEX IG8 CIRCA 2,200 SQ FT (204.38 SQ M)

- Location:** Situated in Roding Lane South, close to the junction with Woodford Avenue and within easy reach of the A406 North Circular Road and M11 Motorway.
- Description:** Comprising a newly refurbished 2<sup>nd</sup> floor office suite which has been fitted to a high standard. There are 2 parking spaces available with this suite.
- Areas:** Approximately 2,200 sq ft
- Terms:** Available on a new Lease for a term to be agreed at £14 per square foot.
- Business Rates:** London Borough of Redbridge – to be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 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.

**Viewing:**            **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**