



(FROM) PER ANNUM

**£5,400 (From) Per Annum**

**Markhouse Avenue**

London, E17 8AZ

#### Description

Fully serviced office on the ground floor which includes all utilities. The unit is approximately 110 square feet and features CCTV, video entry system, secure key code entrance, roller shutters as well as a shared kitchen and male and female W/C's.

#### Location

Located on a quiet turning just off Markhouse Road with easy access to St James Street Station and Walthamstow Central.

#### Services

All utility bills are included within the rent.

#### Terms

Initial 6 month licence agreement moving onto periodic agreement

#### Viewing

By appointment only.

#### Business rates

Applicants are advised to make their own enquires with Waltham Forest in regards to business rates.

#### Parking

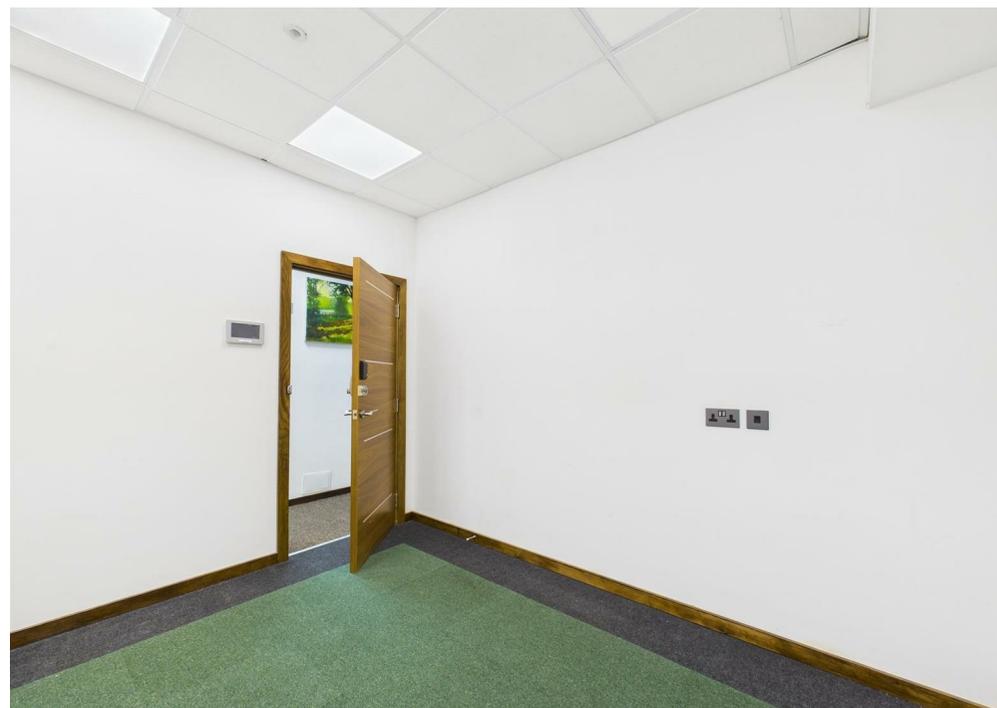
No parking is available.

#### VAT

VAT is not payable on rental figure

#### Viewings

Strictly by appointment via Peach Properties Commercial





3.36 x 2.70 m  
11'0" x 8'10"

Approximate total area<sup>(1)</sup>  
9.4 m<sup>2</sup>  
101 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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