

# Office - Wanstead, E11

TO LET

First Floor, Saxonbury House,  
High Street, Wanstead, E11 1QQ

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Newly refurbished first-floor office adjacent to Snaresbrook Underground Station
- Approximately 1,065 square feet (99.01 square metres) GIA
- Available with a new lease
- EPC Rating – D

## Location

The property is located on High Street, Wanstead in between the junction with Hermon Hill and Sylvan Road. The entrance to Snaresbrook Underground Station is 100m away and provides a direct service to central London on the Central Line. The area is well served by buses. Access to the A12 0.7 miles away and in turn allows access to the A406 (North Circular) and M11.

Please note all times and distances given are approximate only.

## Description

A newly refurbished first floor office that measures 1,065 square feet (99.01 square metres) on a GIA basis and benefits from air-conditioning, 2 x w/c's, kitchenette, suspended ceiling, and parking for 2-3 cars at the rear of the property.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

2025 Ratable Value: £20,000  
UBR (2025/26): 49.9p/£  
Rates Payable: £9,980

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Redbridge business rates department.

## Terms

The property is available with a new lease to be excluded from the 1954 Landlord and Tenant Act at a rent of £25,000 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.

## VAT

The building has been elected for VAT. Therefore VAT is payable where applicable.

## Service Charge

The current approximate service charge is £13,355 per annum. This service charge includes electricity, gas, buildings insurance, and cleaning of the communal parts. The costs are currently under review and the landlord hopes to reduce the costs where possible.



Rent:

£25,000 per annum

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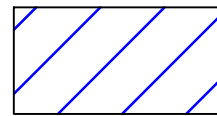
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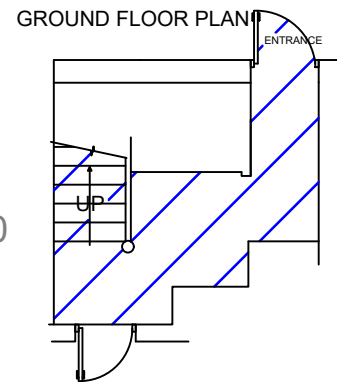
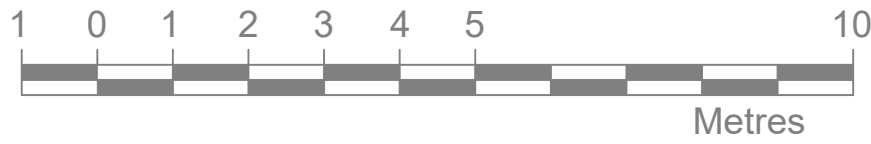
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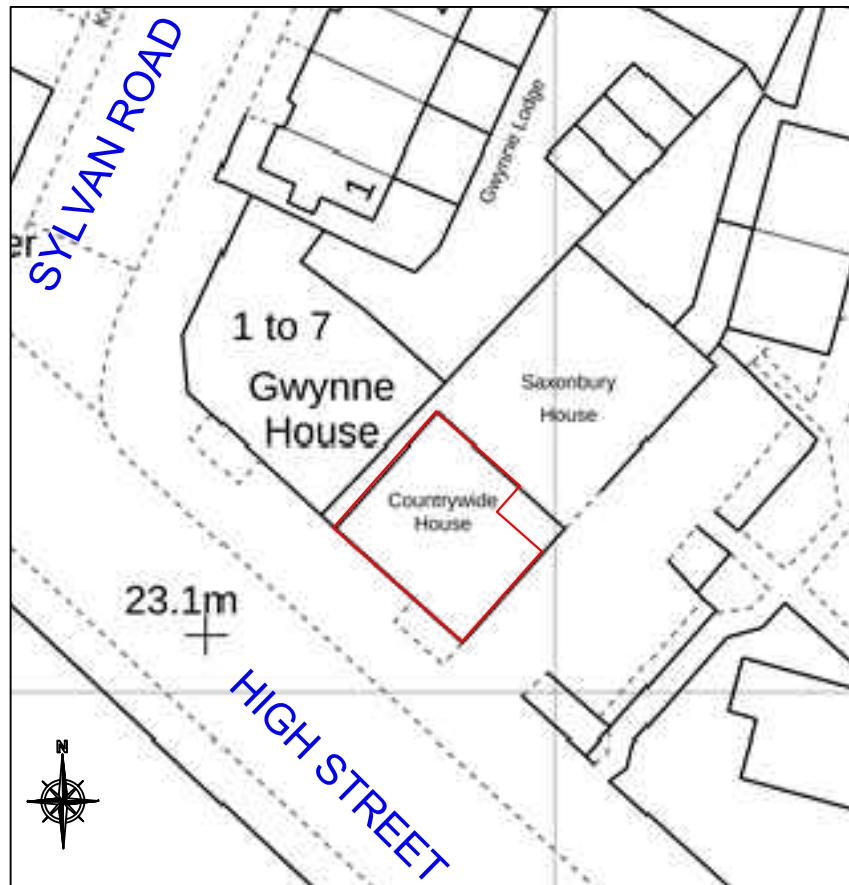
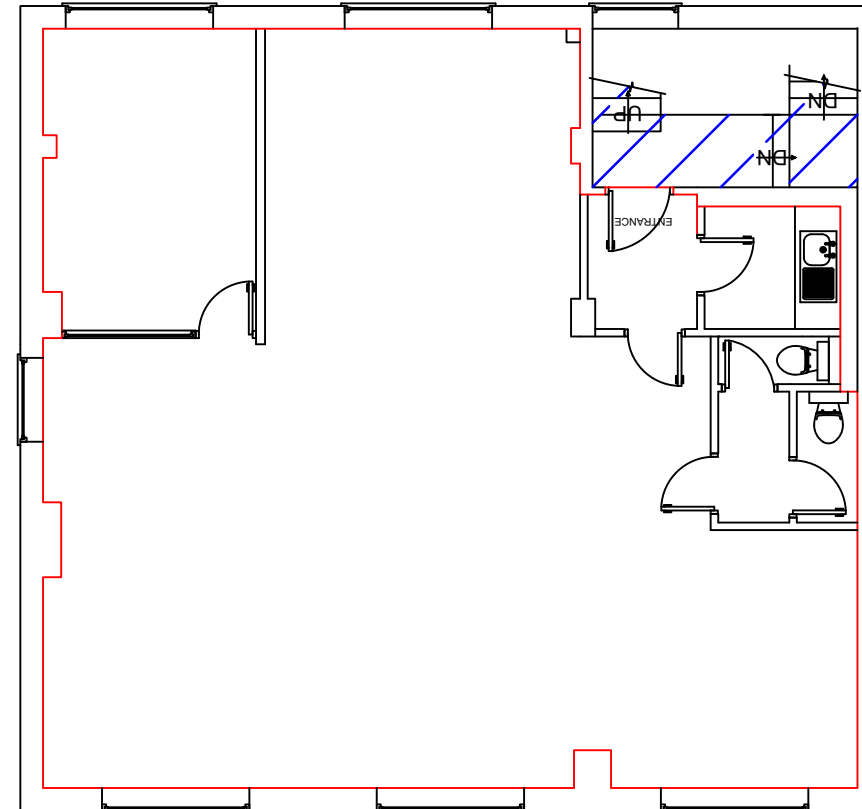
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FIRST FLOOR PLAN



EXTRACT FROM ORDNANCE SURVEY @ 1:500, SHOWING LOCATION



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Date: 11th March 2025

Drafted by:  
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

Property details:  
first floor offices  
Saxonbury house  
High Street  
Wanstead  
E11 1QQ

Scale 1:100@A3

Drawing No: HSW-SH/01

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