

Newly Refurbished Offices

TO LET

(76 m2 / 820 sq. ft)

1st & 2nd floor, 60 Station Road, Chingford E4



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

Situated on Station Road the main shopping and commercial area of North Chingford. Within the same parade are several restaurants, cafés and banks with well-known names such as **Belgique, Tesco Express, Greggs & Lloyds bank**. Pay & display parking is available on Station Road and the surrounding streets.

Chingford Overground station is a few minutes' walk away which provides a regular commuter service into London Liverpool Street (journey time approx. 30 mins).

Description:

The office space is arranged over the 1st & 2nd floor areas with a self-contained access from Buxton Road-

Approximate sizes below: -

1st Floor

Reception Area	8.7 m2	94 sq. ft
Office 1	20.6 m2	221.74 sq. ft
Office 2	12.4 m2	133.47 sq. ft
WC x 2 & Kitchenette		

2nd Floor

Office 3	21.4 m2	230.35 sq. ft
Office 4	12.9 m2	138.85 sq. ft

Total Office Area	76 m2	820 sq. ft
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Tenure:

New lease to be agreed

Rent:

Offers are sought in the region of **£15,000** per annum exclusive

Rates:

Applicants are advised to check with the local authority to confirm the rates payable for the current financial year.

Legal Costs:

Ingoing tenant to pay a contribution to the landlord's legal fees.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk