

Newly Built Office

(arranged over 3 floors)

TO LET

Total area
112 m² / 1205 sq. ft

Unit 1 Stone Terrace, Station Road,
Chingford E4



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

Newly built office building with a tasteful exterior design arranged over ground, 1st & 2nd floor levels.

Approximate net internal areas below: -

Ground floor	41.19 m2	443.37 sq. ft
First floor	44.6 m2	480.07 sq. ft
Second floor	27 m2	290.63 sq. ft
Total Area	112.79	1214.06 sq. ft

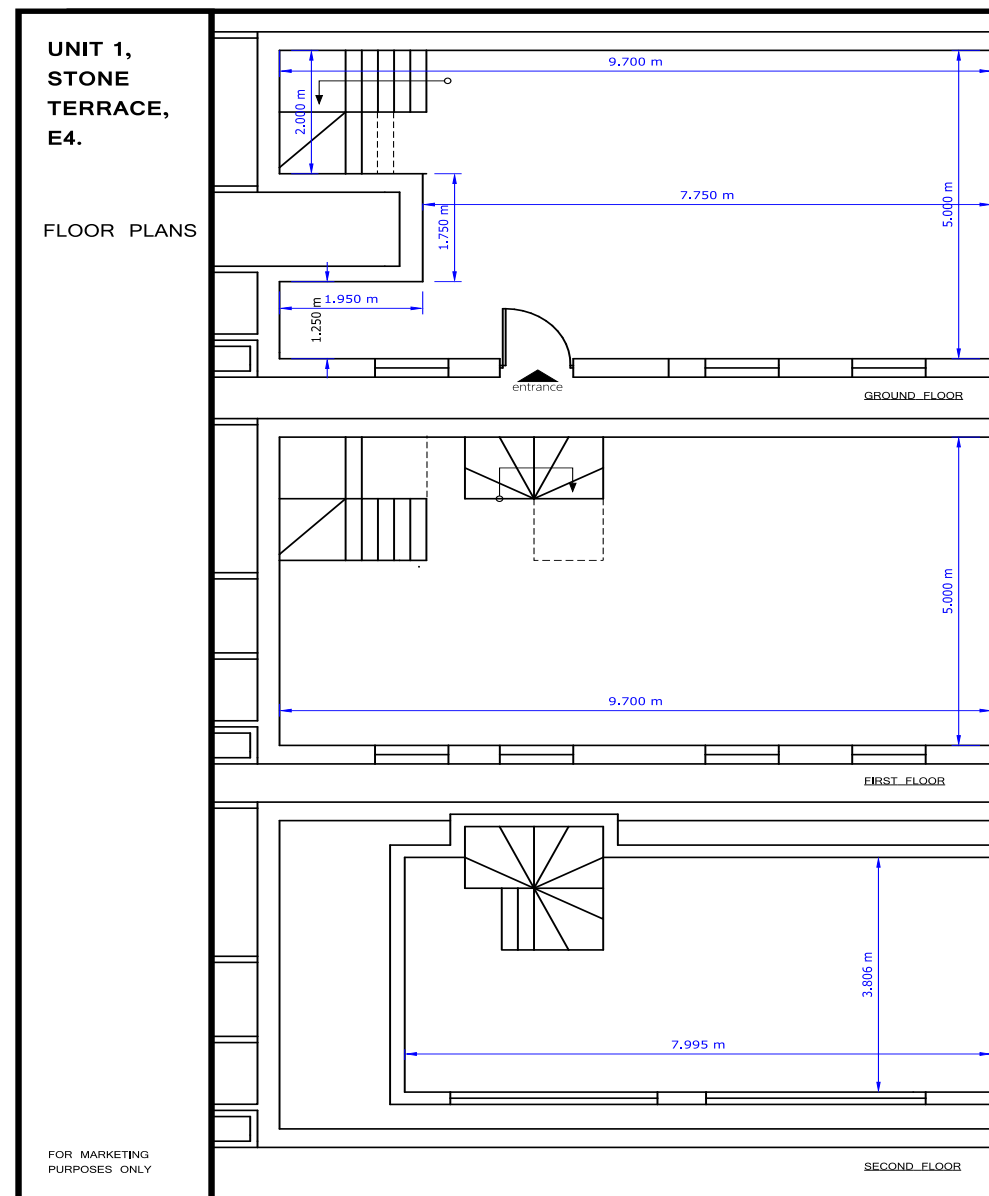
N.b the office is currently in a shell & core condition and the landlord is happy to arrange for certain tenant works that may be required, subject to agreement.

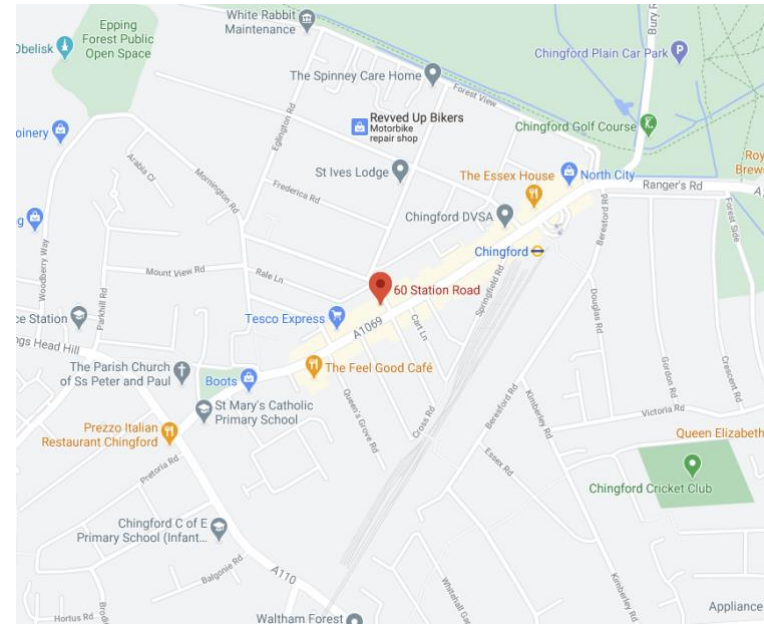
Tenure

New Lease to agreed.

Rent:

Offers are sought circa. **£20,000** per annum exclusive.





Rates:

Applicants are advised to check with the local authority to confirm the rates.

Legal Costs:

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

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment only via sole agents

Jason Grant - 020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900