

# Office Studio/Creative Space

# TO LET

- Ready to Move In
- All-inclusive rent
- Airey Spacious Space
- Flexible Terms
- Air Conditioning
- 1 Car Space

*54 Larkshall Road, Chingford  
London E4 6PD*



**Location:**

The property is situated fronting the B160 Larkshall Road not far from the junction with the A110 Kings Road. Kings Road provides access to Station Road, North Chingford in which is located local superstore and substantial mixed user retail and leisure facilities. Friday Hill leads through to the Lea River in Enfield in one direction and Kings Road leads through Whitehall Road eventually to the High Road Woodford Green and A104 Epping New Road.

**Description:**

1<sup>st</sup> floor offices with their own self-contained entrance arranged as 3 offices with a separate kitchen & WC.

Office 1	454.99 sq. ft	42.27 sqm
Office 2	384.16 sq. ft	35.69 sqm
Office 3	384.26 sq. ft	31.89 sqm
Kitchen & WC	82.47 sq. ft	7.66 sqm
<b>Total Area</b>	<b>1305.88 sq. ft</b>	<b>121.32 sqm</b>

**GCH (untested)****Air-conditioning****Part double Glazing****Alarm****Electric & Data Points throughout****Fully Fitted Kitchenette****Carpeted**

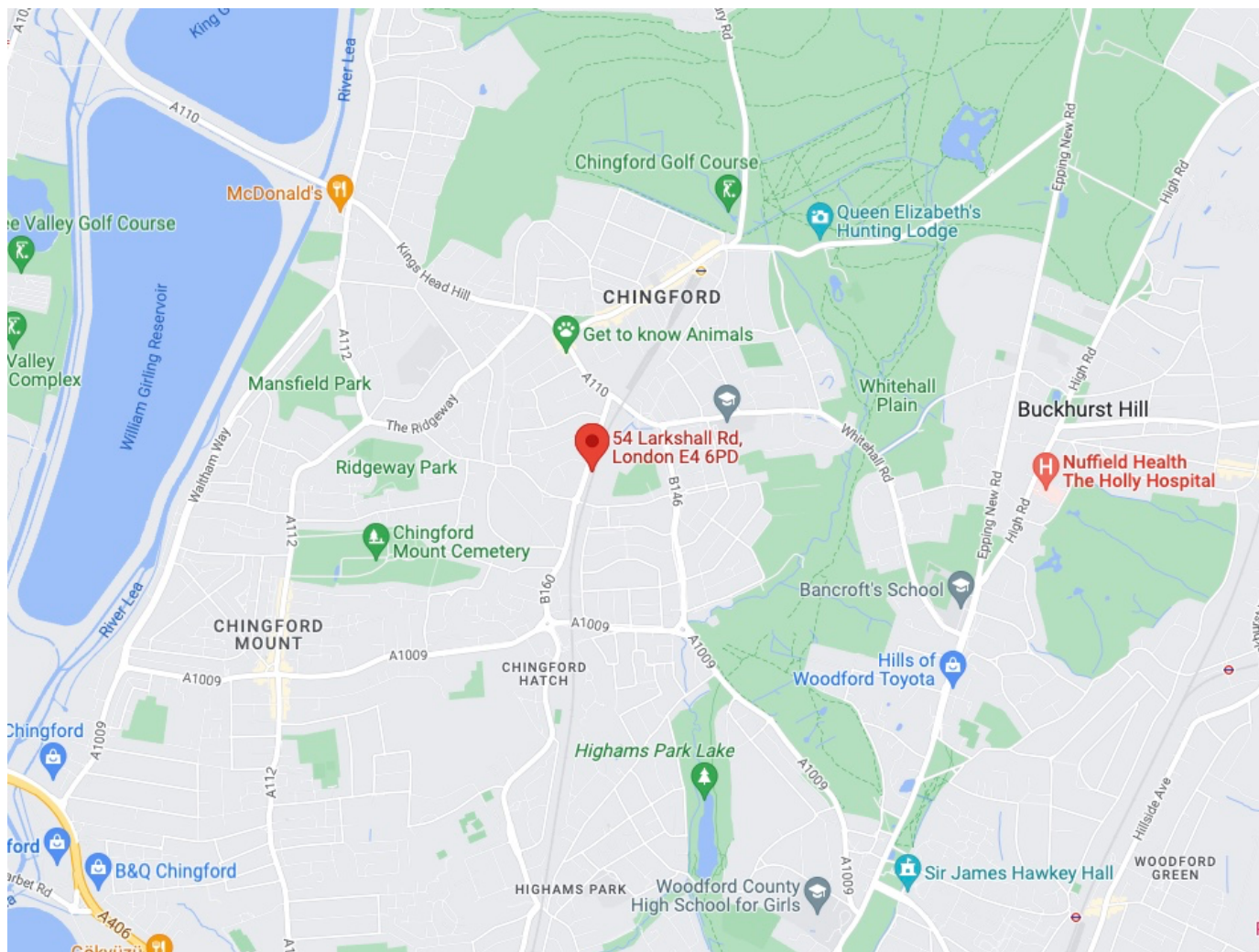
**Tenure:** To Let on an annual licence excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

**Rent:** Offers are sought circa. **£18,000 pax all inclusive**

(The rental is inclusive of business rates, utilities and buildings insurance.)





**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 via sole agents**

**Jason Grant**

**020 8506 9900**

**020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

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