

# Private Modern Office (54 m2 / 581.25 ft2) **TO LET**

159b Manor Road,  
Chigwell, Essex IG7 5QA

Modern Office  
Grd & 1<sup>st</sup> Floor  
New Lease Available  
Electric Security Shutters  
Security Alarm & CCTV  
Storage Space  
Kitchen & WC  
Close to Grange Hill Station

**Asking Rent £16,000 pax**



**Location**

Located in the prestigious area of Manor Road, with easy access to Grange Hill Central Line Station, making it convenient for employees and clients to travel to and from central London. The property benefits from a security alarm and CCTV, ensuring the safety of your business, as well as electric roller shutters for added security and convenience.

**Description:**

The office has been thoughtfully designed with modern features, offering a clean, bright, and comfortable workspace together with generous storage space, with the following approximate areas: -

Ground Floor	36 m2	(387 ft2)
1 <sup>st</sup> Floor	18 m2	(193.75 ft2)
<b>Total</b>	<b>54 m2</b>	<b>(581.25 ft2)</b>

- **Modern Office**
- **Security Alarm & CCTV**
- **Electric Security Shutters**
- **Storage Space**
- **Private Kitchen & WC**
- **Close to Grange Hill Central Line train Station**

**Tenure:**

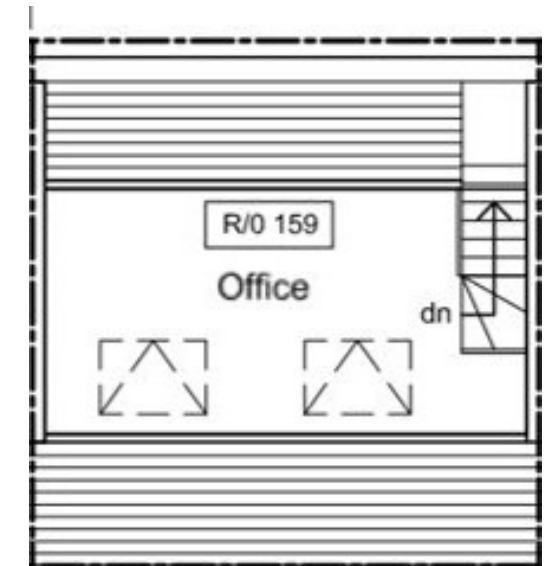
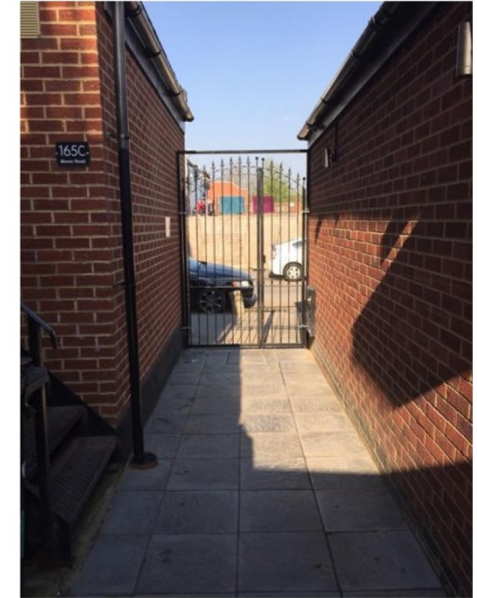
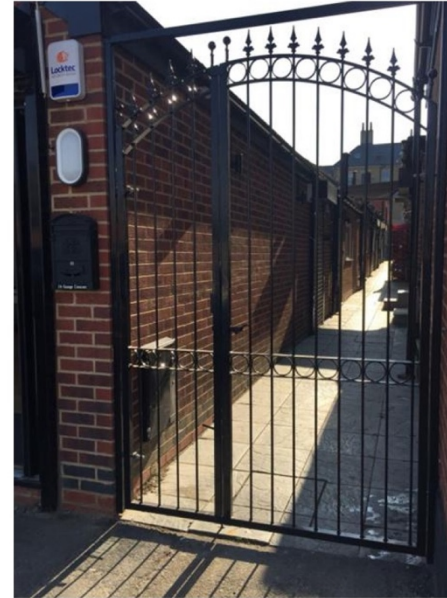
New lease will be offered with flexible terms.

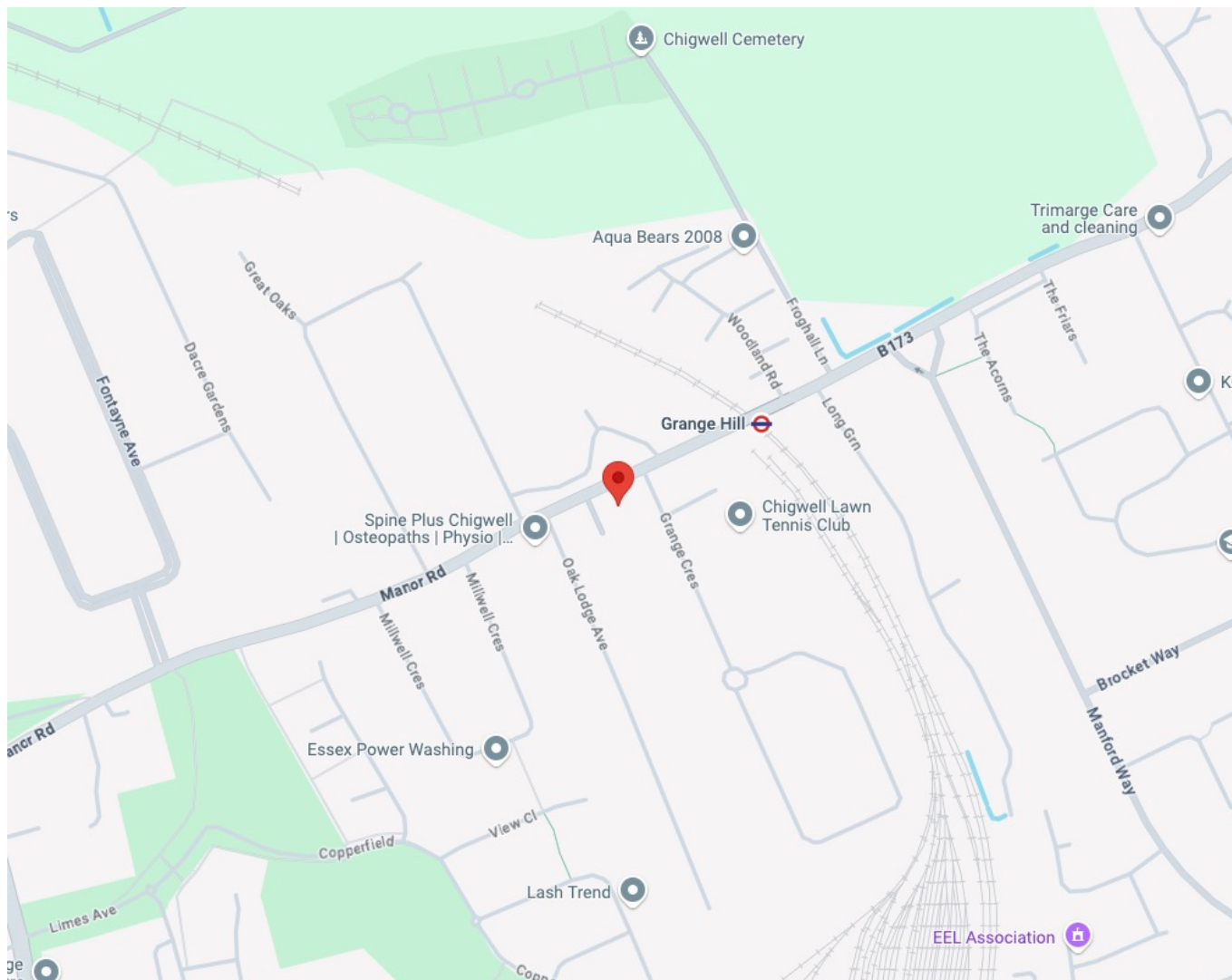
**Rent:**

Quoting rent of **£16,000** per annum exclusive







**Rates:**

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value £5,200

(n.b The property qualifies for small business rates relief, all interested parties should contact Epping Council for verification)

**Legal Costs**

The incoming tenant is to pay towards the landlord legal costs

**Reference & Credit Checks**

A charge of **£350 + 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.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**EPC**

Available Upon Request

**Viewing**

**Strictly by Appointment only via sole agents**

**Jason Grant**

**020 8506 9900 / 9905**

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