

Industrial Unit with Offices

To Let / For Sale

Total Area 176.52 m² (1900 ft²)

Class E (g) Use

The unit falls under the specific E (g) use class and is permitted for the following uses:

- i) Office space
- ii) Research and development of products or processes
- iii) Any industrial process that can be conducted in a residential area without causing harm to its amenity.

- Large Industrial Unit
- 3-Phase Power
- Shutter 3.5m
- 6.2m Eaves height
- New Lease Available
- £22,000 pax
- Freehold also available

r/o 48-50 Station Road, Chingford E4 7BE



Location:

The unit is located to the rear of Station Road, Chingford, accessed via Rale Lane which offers an ideal location for industrial and commercial operations. Situated in a well-established area, it provides easy access to key road networks, including the A406 North Circular and the M11, facilitating efficient transport and logistics. The area is also well-served by public transport, making it a convenient base for businesses seeking both connectivity and a quiet setting.

Accommodation:

Large Industrial unit with offices in good condition.

Light Industrial	1598.55 ft²	(148.51 m²)
Office	177.6 ft²	(16.50 m²)
WC's	123.85 ft²	(11.51 m²)

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- 3-Phase Power
- 3.5m Shutter
- 6.2m Eaves Height
- Close to shopping area & Train Station

Terms:

By way of a new Fri lease, length and terms to be agreed, subject to a £10,000 security deposit held for the duration of the lease.

Rent:

Offers sought in the region of £22,000 pax

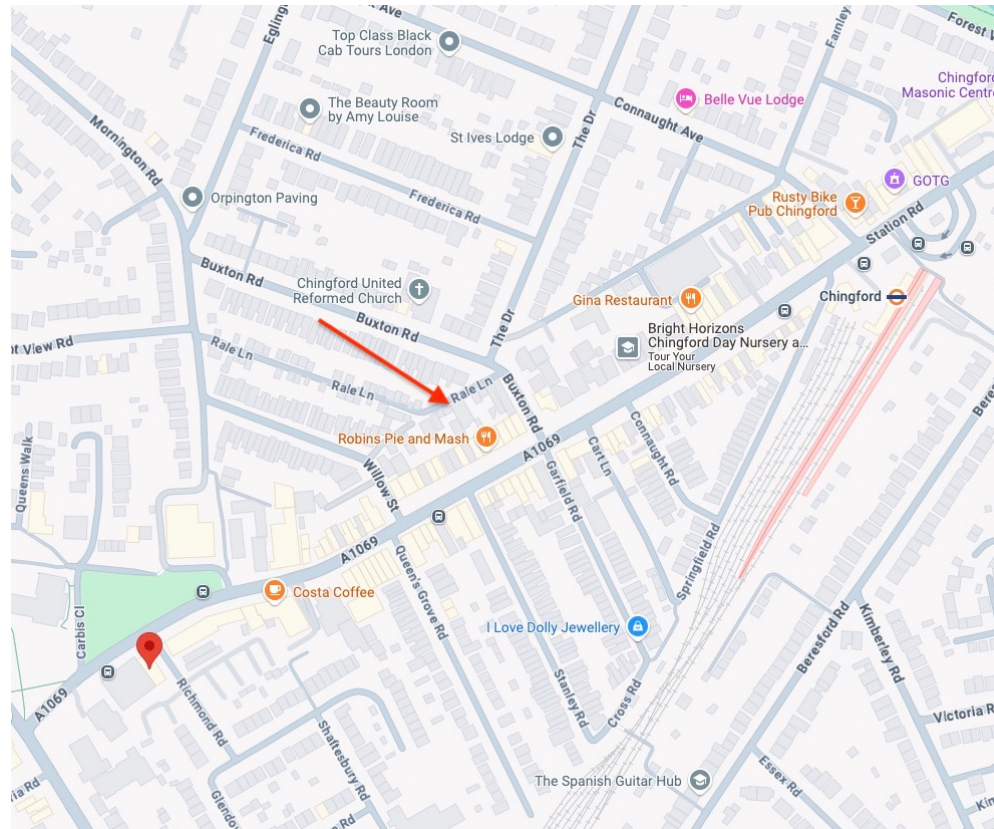
Freehold Price:

Offers sought in the region of £400,000 for the vacant freehold interest





Energy performance certificate (EPC)			
Rear of 48-50 Station Road Chingford London E4 7BE	Energy rating	Valid until:	1 February 2033
	D	Certificate number:	6018-3725-6486-4882-3000
Property type		Offices and Workshop Businesses	
Total floor area		166 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score			
This property's energy rating is D.			
<div>Under 2</div> <div>A+</div>		Properties get a rating from A+ (best) to G (worst) and a score.	
<div>9-35</div> <div>A</div>		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<div>36-50</div> <div>B</div>			
<div>51-73</div> <div>C</div>			
<div>74-100</div> <div>D</div>		<div>91 D</div>	
<div>101-125</div> <div>E</div>			
<div>126-150</div> <div>F</div>			
<div>Over 150</div> <div>G</div>			



Viewing

Strictly by appointment 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

Business Rates

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

Rateable value: £16,250

Rates Payable: £8,108.75 pa

(n.b. Interested parties should contact Waltham Forest Council for verification)

Legal Costs

The ingoing tenant is to pay a contribution of £2000 + VAT towards the LL's legal costs, in the event of a letting.

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 the Landlord accepts them.

Holding Deposit

Purchasers 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, a 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.