

SMC
Brownill
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To Let



Prominent Corner Showroom / Commercial
Premises & Display Land in Emerson Park,
Hornchurch

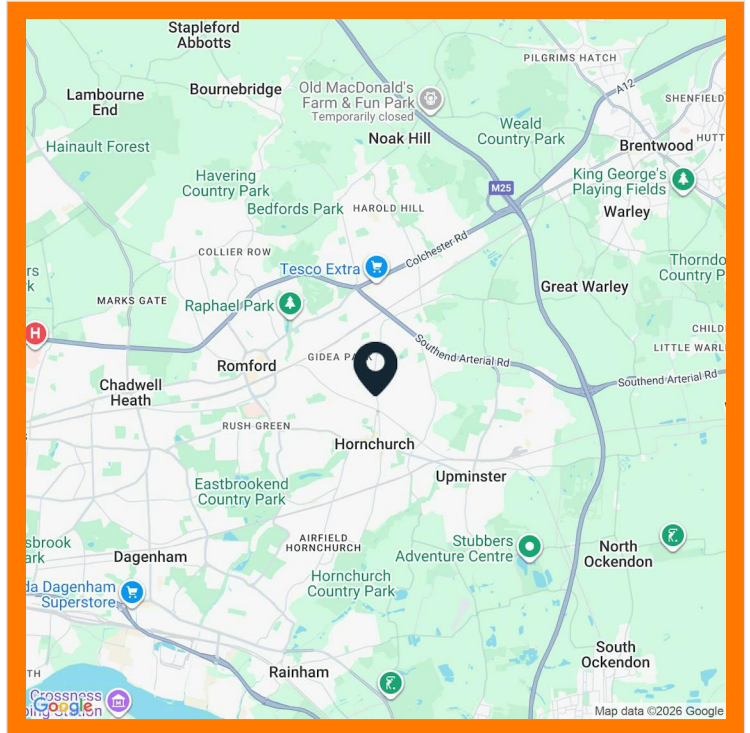
£40,000 per annum (offers in excess)

69-71 Butts Green Road, Emerson Park, Hornchurch,
RM11 2LD

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- Rare opportunity to lease a large showroom / commercial premises in Emerson Park
- Excellent corner position on Butts Green Road / Wykeham Avenue
- May be suitable for a variety of retail / fitness / coffee shop / medical / Class E uses (subject to planning)
- Located with frontage to Butts Green Road, close to Emerson Park train station and 0.5 miles from Hornchurch town centre
- Available on a new lease



Name	sq ft	sq m
Ground - Sales Area	702	65.22
Ground - Store	59	5.48
Ground - Kitchenette	87	8.08
Total	848	78.78

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