



SMC
Brownill
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To Let

Office Cabin located close to Emerson Park station,
Hornchurch

£14,800 per annum

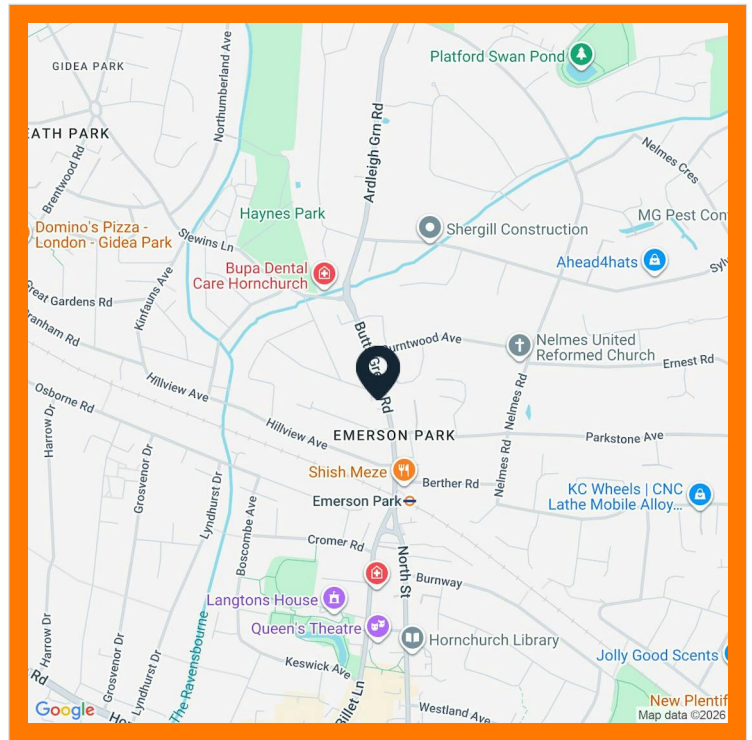
Office Cabin at Rear of 63-65 Butts Green Road,
Emerson Park, Hornchurch, RM11 2JS
01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- New office cabin available at £1,233.33 pcm
- Ideal for office, consulting, meeting room space
- Located off Butts Green Road, close to Emerson Park train station and 0.5 miles from Hornchurch town centre
- Available on a flexible lease (ideally 12 month agreement)



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Licensed & Leisure | Commercial | Residential



Description

New office cabin recently providing open office space suitable for a variety of professional office, consulting and business uses.

The offices are offered all-inclusive of all bills (rent, utilities, insurance, service charge, etc).

Location

The property is located off Butts Green Road in Emerson Park, Hornchurch. Butts Green Road is a busy route between Hornchurch and Gidea Park, Romford and A127.

Emerson Park station is located a short walk away with regular services to Upminster and Romford. Hornchurch town centre is located less than half a mile to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - Office Cabin	370	34.37	£1,233.33 /month
Total	370	34.37	

Commute / Travel

Hornchurch town centre: 3 minutes (car) 15 minutes (walking)

Emerson Park Station: 2 minutes (walk)

Gidea Park: 2 minutes (car) 14 minutes (walking)

Romford: 12 minutes (car)

Lease Terms / Rent

The office cabin is available on flexible lease terms (ideally 12 month agreements) on the following basis all inclusive of rent, insurance, service charge and utilities:

£1,233.33 pcm (£14,800 pa)

VAT status TBC.

Energy Performance Certificate

EPC exempt - Stand-alone building < 50m2

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com