

INCORPORATING...

brian **dadd** commercial

TO LET

**£750 (FROM) PER
MONTH**

- Serviced Offices
- Close To Station
- Newly Refurbished
- Flexible terms
- Air conditioning
- Available Now

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

SECOND FLOOR OFFICES, 77-79 STATION ROAD, CHINGFORD, LONDON, E4 7BU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated above an established parade of shops in Station Road, Chingford, where multiple retailers such as Tesco Express and The Co-Operative are located. There are also a number of coffee shops such as Costa Coffee and Cafe Nero. Chingford Station provides a regular service into Central London and pay-by-phone parking is available on the street.

Description

The offices are situated on the first floor of a building of traditional brick construction, above 2 shops. The offices comprise the following approximate floor areas:

Office 1/ 2: 16.9 sq m (180 sq ft) - NOW LET

Office 3: 13.9 sq m (150 sq ft) - NOW LET

Office 4: 25.9 sq m (279 sq ft) - NOW LET

Office 5: 25.9 sq m (279 sq ft) - NOW LET

Office 6: 13.9 sq m (150 sq ft) - NOW LET

Office 7: 20.0 sq m (215 sq ft) - NOW LET

Office 8: (not measured) NOW LET

Office 9: 25.0 sq m (270 sq ft) - AVAILABLE - £750 per month (2nd Floor)

Office 10 & 11 - 49.1 sq m (528.6 sq ft) - AVAILABLE - £1,300 per month (2nd Floor)

Shared kitchen and toilet facilities.

All measurements quoted are approximate only.

Terms

The offices are available to let on agreements which are inclusive of rent, electricity, heating and the servicing of communal areas.

Legal Costs

To be met by the ingoing tenant.

Business Rates

Tenants may benefit from Small Business Relief and are advised to ascertain current rate liability with the Local Authority.

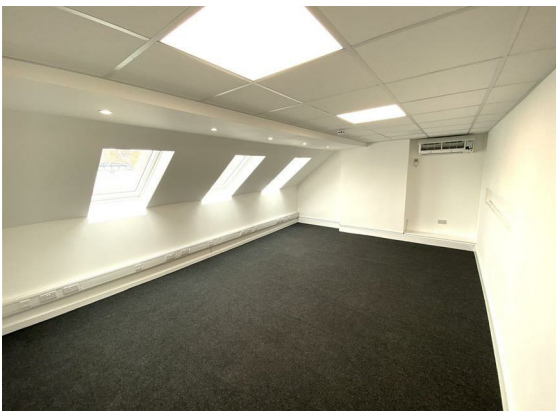
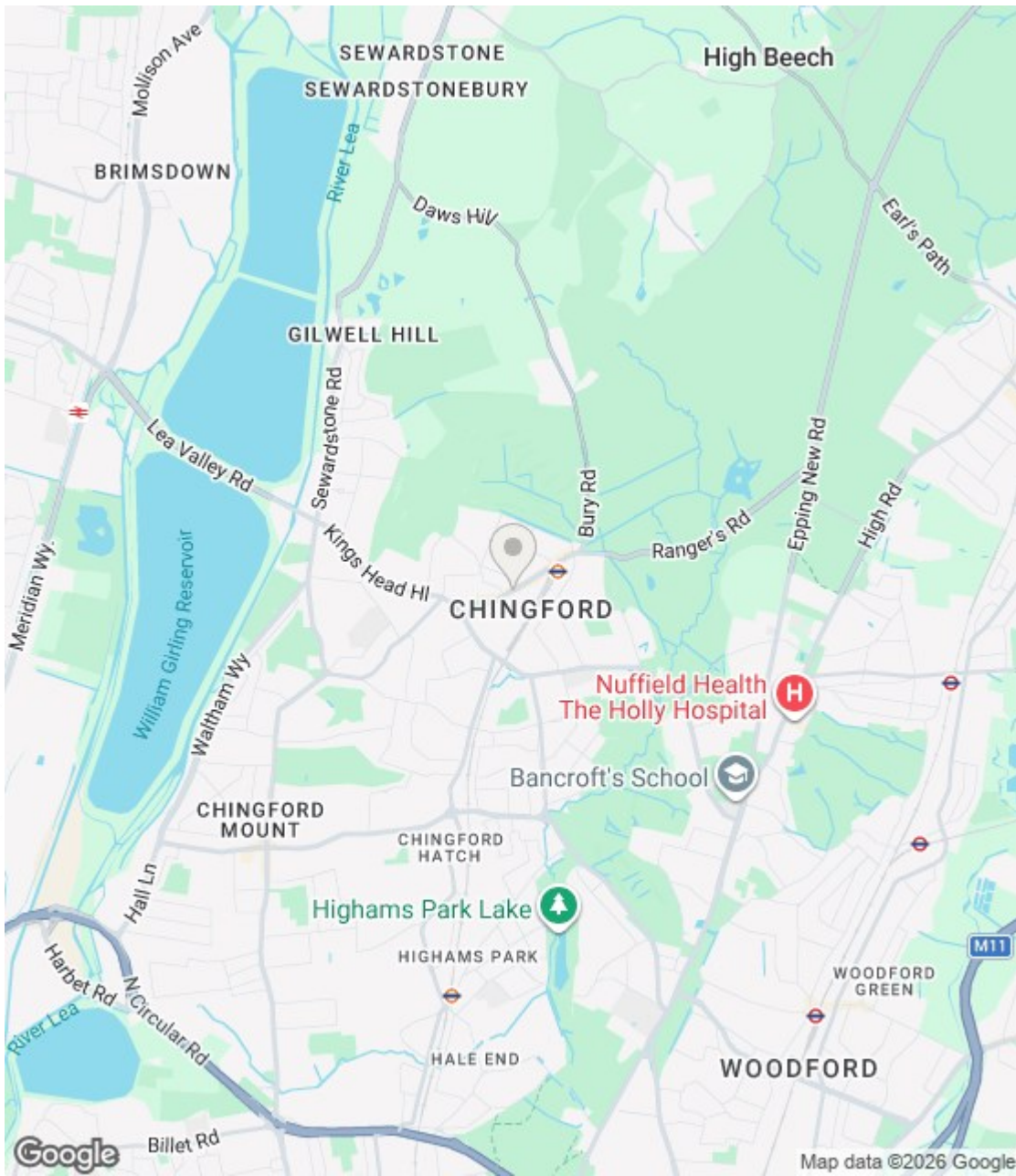
Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

EPC

An Energy Performance Certificate has been requested and will be available in due course.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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