



SMC
Brownill
Vickers

To Let

Self-Contained Office Suites located in Chadwell Heath centre with Parking

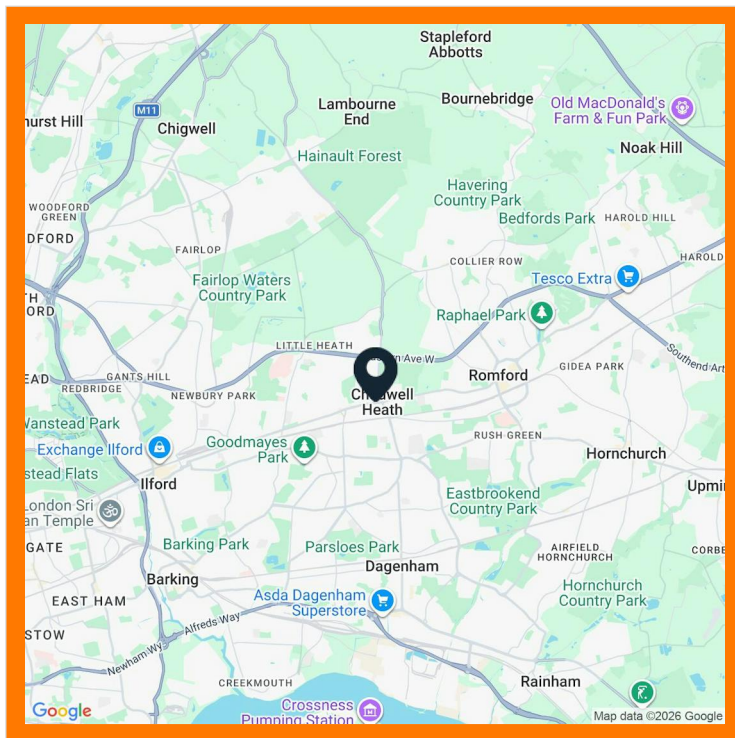
£16,950 per annum plus VAT

Office Suites at Granary Court, 9-19 High Road,
Chadwell Heath, RM6 6PY

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- 3 remaining offices suites available (recently refurbished) with parking (2 spaces per office suite)
- Located within a short distance of Chadwell Heath Train Station (Elizabeth Line)
- Ideal space which could accommodate small, medium or large business use
- Nearby Sainsburys and various other national & local retailers



Description

Granary Court provides office accommodation over first and second floor levels. The self-contained offices suites have recently been refurbished. The suites are configured to provide mainly open place office space, with male & female WC facilities and kitchenette facilities at 1st floor level.

The offices are open plan to the first floor, with a full-height glazed window bay onto the street side. To the upper floor there is mix of space, with some as open plan and other with breakout areas / private offices. The kitchenette has fitted wall and base units. Each suite has two WCs.

The offices include suspended ceilings with recessed LED panel lighting, perimeter trunking, panel radiators, entry-phone handsets, emergency lighting and smoke detection, carpeting throughout

There are two parking spaces with each office suite within the dedicated parking area. The offices are accessed via Chadwell Heath Lane and Chadview Court which provides access to the Granary Court offices at first floor level.

Location

The property is located on High Road, Chadwell Heath in the main retailing centre. Within a very short walk of the offices is a Sainsburys superstore, Wetherspoons, St Chad's Park and various other local and national retailers. The property is well located for access to Romford, Goodmayes, Ilford, as well the Eastern Avenue West (A12) which is approximately 1.5 miles away.

Chadwell Heath train station is located less than 0.25 miles away, and provides regular train services across London and to outer Essex. There are numerous bus services directing towards Ilford, Stratford as well to Romford and across Havering.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Suite - Suite 1	1,139	105.82	£16,950 / annum plus VAT
Suite - Suite 5	1,139	105.82	£16,950 / annum plus VAT
Suite - Suite 3	1,139	105.82	£16,950 / annum plus VAT
Total	3,417	317.46	

Business Rates

The suites are individually assessed for business rates.

Suite 1 has a current rateable value of £15,500.

Suite 3 has a current rateable value of £16,750.

Suite 5 has a current rateable value of £16,500.

Interested parties are advised to contact the local rates office on 020 8708 4357 or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable.

VAT

All rents are subject to VAT.

Commute / Travel

Romford: 12 minutes (road), 20 minutes (bus), 9 minutes (rail)

Ilford: 12 minutes (road), 10 minutes (rail)

Goodmayes: 8 minutes (road), 10 minutes (bus)

Dagenham Heathway: 11 minutes (road), 20 minutes (bus)

Central London (Liverpool Street): 35 minutes (rail)

Parking

Two parking spots with each office suite.

Long term parking

Station Road car park next to Chadwell Heath station

Short term parking

Wangey Road car park (entrance off Cedar Park Gardens)

Mill Lane (Sainsburys Car Park)

On street parking on High Road or nearby streets (up to one hour)

Energy Performance Certificate

C (75)

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