

SMC
Brownill
Vickers

To Let



Attractive Office Suites located close to Upminster Underground and Overground Station

£1,213.16 – £1,534 per month From.
plus VAT

Essex House, 15 Station Road, Upminster, RM14 2SJ
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- 5 remaining offices suites available
- Located within a short distance of Upminster Train Station (Tube & Overground)
- Versatile space which could accommodate small, medium or large business use
- Separate meetings rooms available on flexible basis to suit short term requirements
- Nearby to Waitrose, M&S Food, Brewdog, Anytime Fitness, Costa Cofee and various other national & local retailers



Description

Essex House provides good quality office accommodation over first, second and third floor levels. The building has undergone refurbishment to provide a variety of size office suites. There are communal toilets and staff facilities on each floor. There is further meeting and conference rooms available for short term hire.

Location

Essex House fronts onto Station Road in Upminster town centre, an suburb located in the London Borough of Havering. Upminster is approximately 18 miles from central London, 4 miles from Romford, and 1.5 miles from the A127 which provides access to the M25, East London and Essex.

Upminster Rail Station is nearby, providing regular C2C services to Fenchurch Street in 22 minutes. The location benefits from excellent road, bus, tube and overground train links.

Other tenants within building include WKWorks, Mullis and Peake Solicitors, Watson Moore Financial Consultants and Plan A Accountants . The property is located nearby to Waitrose, Aldi, Superdrug, Anytime Fitness, M&S Food, Costa Coffee, Pizza Express, Brewdog Upminster, Holland and Barrett, Miro Brasserie & Lounge, Varleys Irish Deli, Roomes of Upminster and many other shops, cafes, and restaurants within a short walk.

Business Rates

The suites are individually assessed for business rates. Assuming the office suites are occupied as single units an ingoing tenant should qualify for small business rate relief.

Interested parties are advised to contact the local rates office on 01708 434343 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: 13 minutes (road), 26 minutes (rail)
Hornchurch: 5 minutes (road), 7 minutes (tube)
Gidea Park: 9 minutes (road), 22 minutes (bus)
Brentwood: 14 minutes (road), 28 minutes (tube and rail)

Parking Nearby

Long term parking
Upminster Station (C2C) - NCP (1 minute away)

Short term parking
Wilson Close (near Aldi)
Hoppy Hall, Corbets Tey Road

Connectivity

Offices are cabled for a shared 100mg Virgin supply (but does not provide a static IP). Both BT and Virgin have fibre to the property.

Accommodation

Floor/Unit	Description	sq ft	Rent	Service charge	Availability
1st	Suite No.7	618	£1,287.50 /month	£1,650 /annum	Let
2nd	Suite No.16	603	£1,256.25 /month	£1,650 /annum	Let
1st	Suite No. 2	292	£657 /month	£900 /annum	Let
2nd	Suite No. 18	321	£829.25 /month	£1,080 /annum	Let
1st	Suite No. 1	371	£896.59 /month	On Application	Let
1st	Suite No. 5	486	£1,091.25 /month	On Application	Let
2nd	Suite 15	373	£901.42 /month	On Application	Let
1st	Suite No. 6	334	£807.17 /month	On Application	Let
2nd	Suite No. 12	570	£1,282.50 /month	On Application	Let
1st	Suite 8	635	£1,534.48 /month	£2,340 /annum	Available
1st	Suite 9	538	£1,300 /month	£1,800 /annum	Available
3rd	Suite 19	360	£930 /month plus VAT	On Application	Let
3rd	Suite 20	430	£1,110.83 /month plus VAT	On Application	Under Offer
3rd	Suite 21	502	£1,213.16 /month plus VAT	On Application	Available
Suite	11	635	£1,534.58 /month	On Application	Available

Energy Performance Certificate

D (99)

Viewing

For further information or viewings, please contact the agent: Francois Neyerlin
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Francois Neyerlin

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