

# OFFICE TO LET

Suites 1, Ripon House, 35 Station Lane, Hornchurch  
RM12 6JL

First floor offices fitted out to a good standard

VACANT - Ready for immediate occupation



## Location

Ripon House is situated in Station Lane between High Street and Mavis Grove. Road connections are good with the A12, A13, A127 and M25, all within easy driving distance. Public transport facilities include Hornchurch District Line Station situated in Station Lane, Emerson Park Station providing a shuttle service between Upminster and Romford and Upminster Station providing main line services between Southend and Fenchurch Street Station.

## Description

The property being offered to let is one of the largest in the development, since it affords a greater depth. It is located within a three storey building, with the subject space being located on the first floor (retail is on the ground floor and residential space is above). The space can be accessed via a shared walkway to the front of the property at first floor level, or by way of a rear door.

Within the property it is broadly open plan, save for an office and board room type arrangement. These areas are created by demountable uPVC partitions and glazing. As such, removing these elements should be simple enough should a fully open plan area be required.



86 Market Place,  
Romford,  
Essex, RM1 3HQ

**01708 745000**  
[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)

Internally it benefits from a kitchenette, male and female WC's. The space also benefits from air conditioning.

The property affords the following approximate Net Internal Areas:

**Suite 1**

First Floor (NIA) 103.2 sq.m. / 1,110 sq.ft.

We understand that car parking spaces are also to be included

**Tenure** The property is available to let on a new full repairing and insuring basis.

**Rent** £23,000 pax

**Legal Costs** Each party to be responsible for their own costs in this transaction.

**Viewing Arrangements** For further information or viewings, please contact the sole agent:  
**Richard Milliken**  
**Tel: 01708 745000**  
**E-Mail: [richardmilliken@hilberychaplin.co.uk](mailto:richardmilliken@hilberychaplin.co.uk)**

**EPC** A new EPC has been commissioned

**Business Rates** £14,250 (Offices and premises)

**Services** We understand that the properties benefit from all mains services, save for mains gas. Air conditioning is also installed.

**Identity Checks** In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.





## Location

