

SMC  
Brownill  
Vickers

To Let



Attractive Office Suites located close to Upminster  
Underground and Overground Station

£901.42 per month From. plus VAT

Essex House, 15 Station Road, Upminster, RM14 2SJ  
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Various size of offices suites available at first and second floor levels
- Located within a short distance of Upminster Train Station
- Versatile space which could accommodate small, medium or large business use
- Separate meetings rooms available on flexible basis to suit short term requirements

## Description

Essex House provides 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 affluent 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 Crosspay, Wells Solicitors, WKWorks, Atelier- SM Architects, HEC Pay Ltd, QSL, and Versa Accountants. The property is located nearby to Aldi, Superdrug, Costa Coffee, Pizza Express, Brewdog Upminster, Holland and Barrett, Rooms of Upminster and many other shops, cafes, and restaurants.

## Accommodation

| Floor/Unit | Description  | sq ft | Rent                | Service Charge | Availability |
|------------|--------------|-------|---------------------|----------------|--------------|
| 1st        | Suite No.7   | 618   | £1,287.50 per month | £1,650 /annum  | Let          |
| 2nd        | Suite No.16  | 603   | £1,256.25 per month | £1,650 /annum  | Let          |
| 1st        | Suite No. 2  | 292   | £657 per month      | £900 /annum    | Let          |
| 2nd        | Suite No. 18 | 321   | £722.25 per month   | On application | Let          |
| 1st        | Suite No. 1  | 371   | £896.59 per month   | On application | Under Offer  |
| 1st        | Suite No. 5  | 486   | £1,091.25 per month | On application | Let          |
| 2nd        | Suite 15     | 373   | £901.42 per month   | On application | Available    |
| 1st        | Suite No. 6  | 334   | £807.17 per month   | On application | Under Offer  |
| 2nd        | Suite No. 12 | 570   | £1,282.50 per month | On application | Let          |

## Viewings

For further information or viewings, please contact the agent:  
Francois Neyerlin  
Telephone: 0114 281 2183  
Email: francois.neyerlin@smcommercial.co.uk

## 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

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.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

D (99)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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