



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£6,600 (FROM) PER
ANNUM

- Serviced Offices
- Close To Station
- Flexible terms
- Rents VAT applicable
- Available Now

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

SERVICED 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.



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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 and Display 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: 17.6 sq m (189 sq ft) AVAILABLE - £550 + vat per month 2nd Floor

Office 9: 26.4 sq m (284 sq ft) AVAILABLE - £950 + vat per month 2nd Floor

Office 10: 26.3 sq m (283 sq ft) AVAILABLE - £950 + vat per month 2nd Floor

Office 11: 15.5 sq m (167 sq ft) AVAILABLE - £550 + vat per month 2nd Floor

Whole Second floor - £2,800 + vat per month - AVAILABLE

Shared kitchen and toilet facilities.

All measurements quoted are approximate only.

Terms

All rates quoted are plus VAT per annum. Further terms are to be agreed. The offices are available to let on agreements which are inclusive of rent, electricity, heating and the servicing of communal areas.

Legal Costs

The incoming Tenant is to be responsible for both parties' reasonable legal costs.

Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of C.



COMMERCIAL



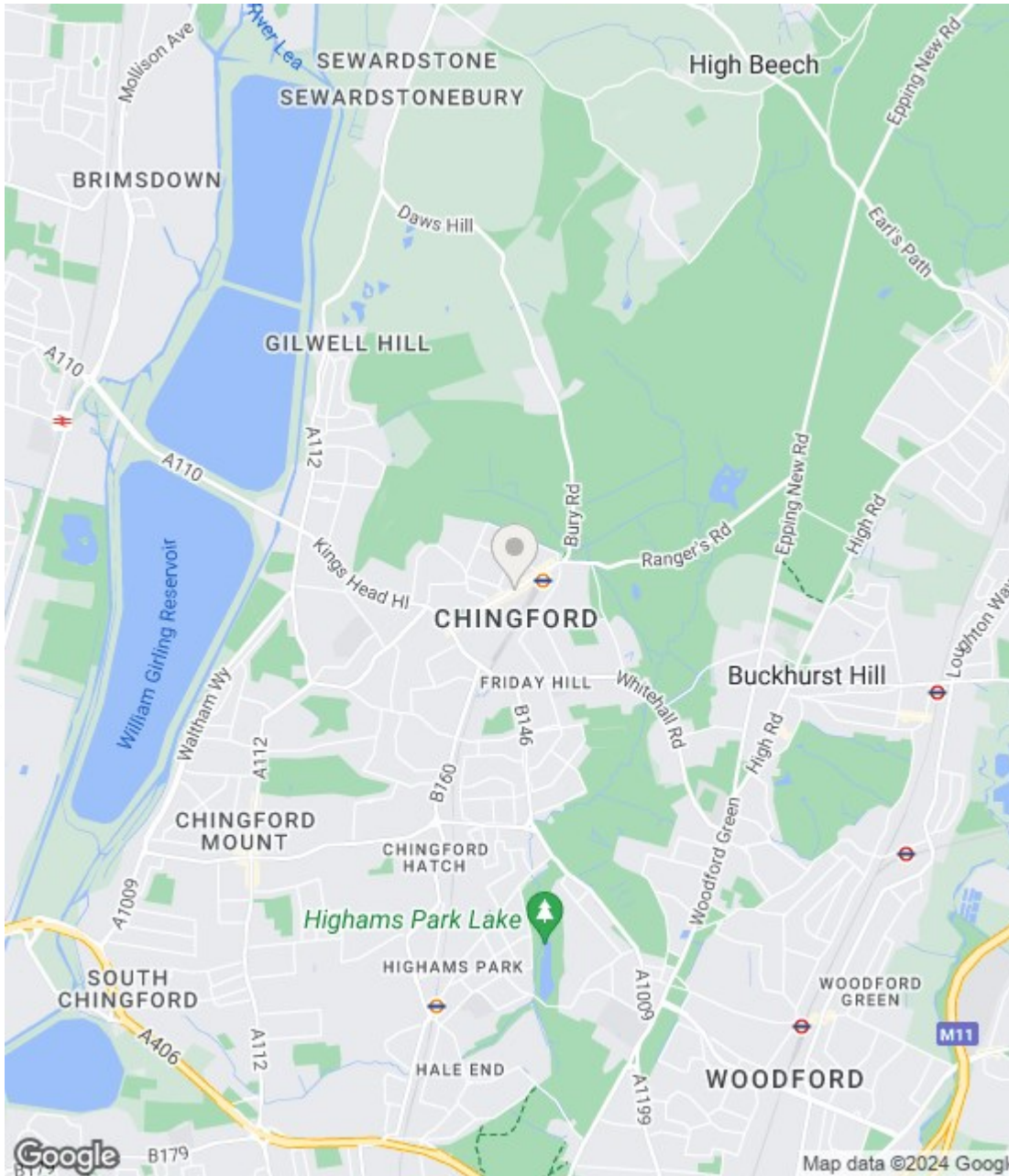
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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