

# TO LET

## 2nd Floor Office Suite

2,627 sq. ft. (244 m<sup>2</sup>)

## 2ND FLOOR DORIC HOUSE

128-132 Station Road, London E4 6AB

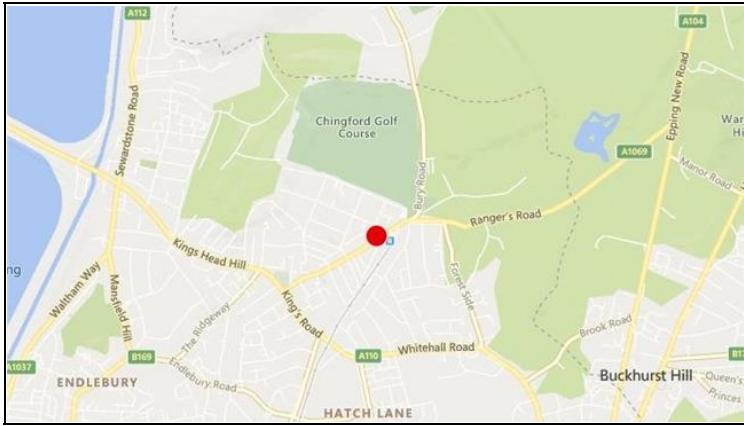


- 4 allocated parking spaces
- Directly opposite Chingford Mainline rail station
- Kitchen and WC facilities

- Perimeter trunking
- Intercom system
- Gas central heating

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
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## LOCATION

The property is situated directly opposite Chingford Overground station which provides regular services into London Liverpool Street. The area is well served by buses and is in close proximity to the North Circular (A406), the M25 and the M11.

## DESCRIPTION

The offices are fitted to a good specification providing primarily open plan accommodation with a partitioned office and store room including server room. There is gas central heating throughout and full perimeter trunking for power and data. There are also separate kitchen and WC facilities. Externally, this suite benefits from 4 allocated parking spaces.

## ACCOMMODATION

**Total:** **2,627 sq. ft. (244 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a net internal basis.*

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Further information available on request.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned at Band D.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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