

Kestrel House, Trinity Business Park, Chingford E4 8TD

**FLEXIBLE SELF CONTAINED TWO STOREY OFFICE
BUILDING 2,250 - 9,000 SQ FT (209 - 836 SQM)**

- Flexible accommodation
- To be refurbished
- Dedicated reception areas
- Comfort cooling
- 30 car parking spaces

Location

Trinity Park is located adjacent to the A406 North Circular Road approximately midway between Hall Lane and Crooked Billet Roundabout accessed from the eastbound carriageway. The M11 motorway is located 2 miles east providing immediate access to the M25.

Description

Kestrel House comprises a self contained two storey high tech office building which is available to let either a whole or in part. The accommodation is flexible with the ground floor being capable of being subdivided into two elements from 2,250 sq ft. The property fronts the A406 North Circular Road and is therefore extremely prominent and has the additional benefit of 30 on site car parking spaces.



Kestrel House, Trinity Business Park, Chingford E4 8TD

Accommodation

Trinity Park is measured on a Gross Internal Area basis

Floor	Sq Ft	Sq M
Ground Floor	4,500	418.05
First floor	4,500	418.05

Terms

A new lease is offered for a term to be agreed at a quoting rent of £17.50 per sq ft.

Rent

A new lease is offered for a term to be agreed at a quoting rent of £17.50 per sq ft.

Service Charge

A service charge is payable in respect of the maintenance of the estate. Details can be provided upon application.

Business Rates

Having checked the VOA website the rateable value for the property is £190,500.

Incoming tenants are advised to make their own enquiries by contacting Waltham Forest Council.

Location Map



Business Rates

Energy performance certificate

EPC Ref No: 9920-6035-0318-9220-6050

Rating: D-97

Joint Agents

Strettons - Abas Anwar

T: 0208 509 4477

abas.anwar@strettons.co.uk

Next steps...

For further details on these and many other available properties please contact:



Jeffrey Prempeh

020 3141 3502

j.prempeh@glenny.co.uk



Peter Higgins

020 3141 3534

p.higgins@glenny.co.uk

North London and Herts Office

Call: 020 3141 3500

**Unex Tower, 5 Station Street, Stratford
London, E15 1DA**

23-Dec-2020

AN020989