

ADAM STEIN & CO

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**UNIQUE SELF CONTAINED FIRST FLOOR OFFICE SUITE
WITHIN ONE OF THE ONLY OFFICE BUILDINGS IN
CHIGWELL**

IDEAL FOR PROFESSIONAL USES

TO LET

**110 HIGH ROAD
CHIGWELL
ESSEX
IG7 6NT**

550 SQ.FT (51.10 sq.m.)



**Location:**

The building is located in an ideal location at the Hainault Road/Chigwell High Road junction directly opposite Brook Parade and moments from Chigwell Underground Station (Central Line) which provides speedy and direct access to the City and West End.

Accommodation:

The available accommodation comprises the entire first floor of a charming period looking building. The suite has its own front door accessed via a private car park capable of accommodating up to 3 vehicles. The unit is divided into four rooms together with a shared WC and kitchenette.

General decorative condition is extremely good.

Net Internal Floor area (NIA): 550 sq.ft. (51.10 sq.m.)

Amenities:

- * Unique location
- * Own front door
- * Self contained
- * Private demised car park
- * Shared kitchenette
- * Immediately available
- * 24 Hour access
- * Fully carpeted

Terms

Lease: A new lease is available directly from the Freeholder for a term to be agreed subject to periodic rent reviews where necessary. Rent to be paid on the usual quarter days by standing order only.

Rent: £16,000 per annum exclusive of all other outgoings.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates: Payable by the Tenant. We understand up to 100% Small Business Rates Relief (SBRR) may be available subject to status. Interested parties are advised to make their own enquiries in this regard.

**Service charge/
Building insurance:** To be advised.

EPC: An EPC will be available shortly.

**Cons. Protection
Regulations:** It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laundering
Regulations:** It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Legal costs: The ingoing Tenant to be responsible for the Freeholders reasonable legal costs incurred.

Possession: Immediately upon completion of legal formalities.

Viewing: Strictly by appointment via Freeholders agents: