



FIRST DRAFT

**SELF CONTAINED
BUILDING TO LET**

**86 BEEHIVE LANE
GANTS HILL
IG4 5EG**

577 sq.ft. (48.96 sq.m.)

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The building is situated in a prominent position on the B192 Beehive Lane junction with A12 Eastern Avenue in a popular residential and commercial area and 0.3 miles from Gants Hill roundabout.

The immediate area is surrounded by a mix of independent traders, office occupiers as well as residential occupiers.

Gants Hill (Central Line) underground station is the nearest tube station providing the following approximate direct journey times:

Liverpool Street -	21 minutes
Oxford Circus -	32 minutes

Additionally, the building is served by the following bus routes:

- 66 – Romford Station to Leytonstone Station
- 462 – Limes Farm Chigwell to Hainault Street Ilford
- N8 – (Night Service) The Lowe Hainault to Oxford Circus South



Accommodation

The available accommodation comprises of a self contained two storey office building with full height glazed frontage, forecourt parking for up to 3x vehicles and a small rear courtyard garden with separate side access. The building is in superb decorative order throughout.

The premises have the approximate floor areas:

Floor	Sq.ft.	Sq.m.
Ground -	427	39.67
First floor -	150	13.94
Total -	577	53.61

Floor areas provided by Landlord. Interested parties are advised to satisfy themselves in this regard.

Amenities

- * Excellent strategic location with much passing traffic
- * Superb decorative order
- * Forecourt car parking
- * Kitchenette
- * Single WC
- * Air conditioning (not tested)
- * Cat II Lighting
- * CCTV
- * Superb natural light



Terms

Tenure

Leasehold. The premises are available to let by way of a new lease inside the L & T Act directly from the Freeholder on terms to be agreed. The new lease will be subject to rent reviews where necessary.

Rent

£16,500 pax. Rent to be paid quarterly in advance.

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.

Use

We understand the premises fall under E class use.

Business rates

Payable by the Tenant.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

An EPC will be available shortly.

Viewing

Strictly by prior arrangement via sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

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