

**SELF CONTAINED GROUND
FLOOR OFFICE WITH BASEMENT**

TO RENT

**FISCAL HOUSE
76 STATION WAY
BUCKHURST HILL IG9 6LL**

**480 sq.ft. (44.59 sq.m.) GIA together
with basement of 180 sq.ft. (16.72
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

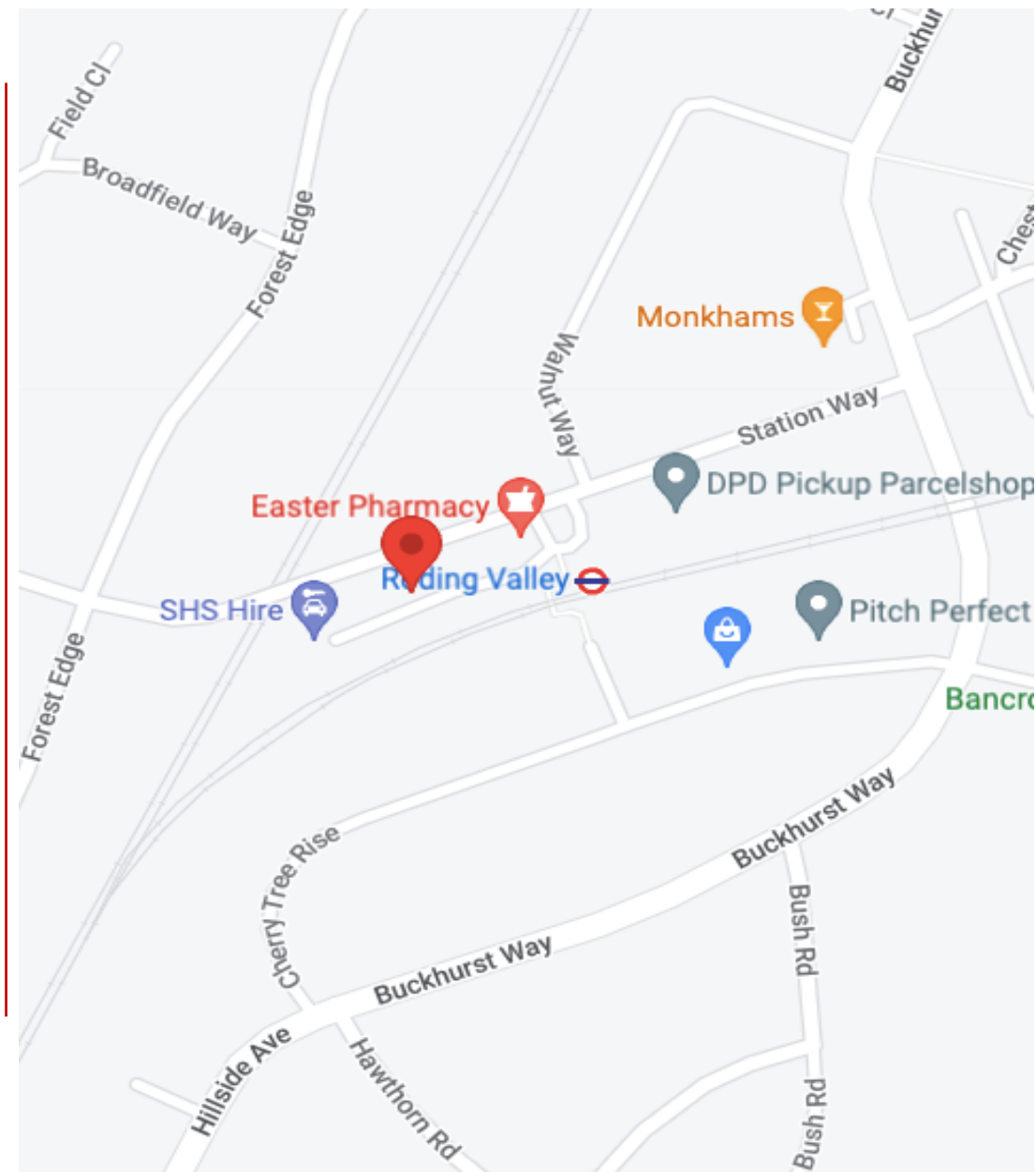
The building is located close to an established secondary retail parade on Station Way in Buckhurst Hill, Essex between Woodford and Buckhurst Hill.

Roding Valley central line underground station is moments from the building providing the following approximate journey times:

Liverpool Street – 26 minutes

Oxford Circus – 38 minutes

* Information provided via TfL website.



Accommodation

The available accommodation comprises of a self contained ground floor suite of offices with basement accessed via its own entrance.

Accommodation is configured as 4x private offices on the ground floor together with 1x large room in the basement, 2x WC's and a kitchenette.

There are 3x parking spaces at the rear of the building.

The suite is to be redecorated prior to a new letting.
Approximate floor areas as follows:

Floor	Sq.ft.	Sq.m.
Ground -	480	44.59
Basement floor -	180	16.72
Total	660	61.31

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



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

£13,000 pax. Rent to be paid quarterly in advance on the usual quarter days.

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

We understand that the building benefits from 100% rates relief for the current year under SBRR. Interested parties are advised to make their own enquiries.

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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