



THE ESTATE HOUSE  
Job & Estate Agency  
Churchill's International Ltd  
Rican Securities Ltd  
City of London

**IDEAL 1-2  
PERSON  
OFFICE  
TO LET**

**STUNNING FIRST FLOOR OFFICE  
SUITE TO LET WITHIN THE ONLY  
OFFICE BUILDING IN CHIGWELL**

**235 sq.ft. (21.83 sq.m.)**

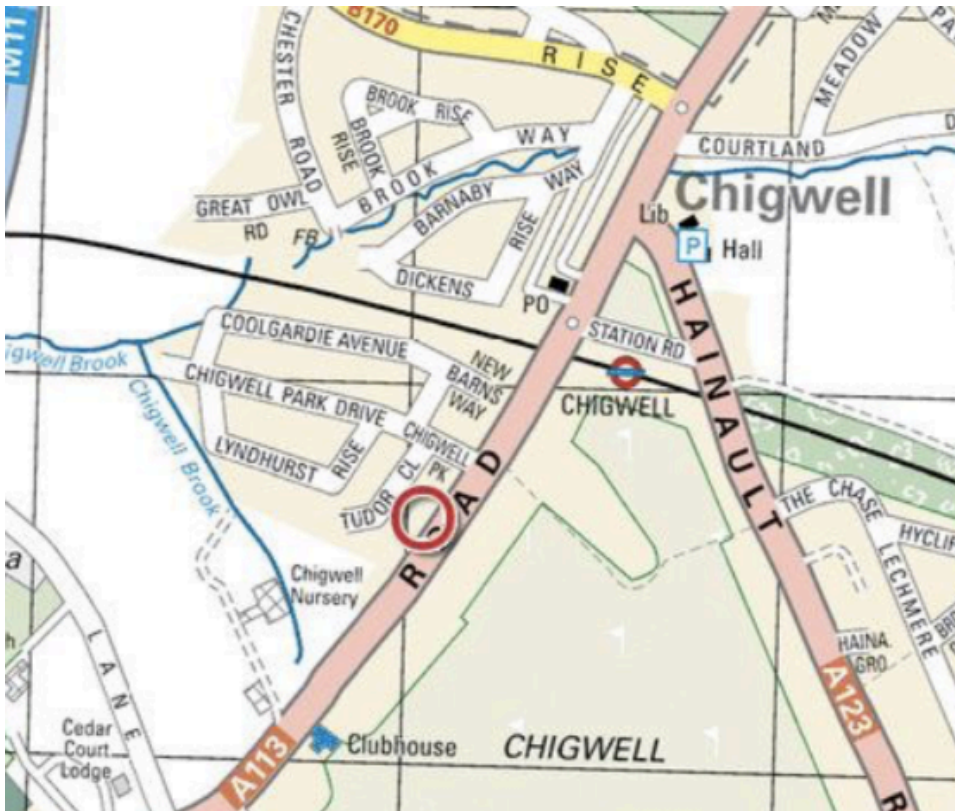
**THE ESTATE HOUSE  
201 HIGH ROAD  
CHIGWELL  
IG7 5BJ**

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 in a convenient location on Chigwell High Road (A113) close to Chigwell Underground Station which provides speedy and direct access to the City and West End (Central Line). This is a unique building settled amongst some of the finest residential properties in the area.





## Accommodation

The building has been divided into 5 attractive office suites over ground and first floors. The available accommodation comprises of a self-contained and recently refurbished suite on the first floor accessed via a communal entrance. The unit is open plan.

The unit, as well as the building in general, is in superb decorative order having been recently refurbished to a high standard with an approximate Net Internal Floor area (NIA) of 235 sq.ft. (21.83 sq.m.).

## Amenities

- Unique location
- Self contained
- Electric heating
- 1x demised parking space together with visitor parking
- Shared kitchenette
- Landscaped gardens
- 24 hour access
- Recently refurbished
- Common parts recently refurbished including WC's



## Terms

### Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary. Rent is to be paid on the usual quarter days.

### Rent

£12,000 per annum fully inclusive of all running costs including Landlords running costs save for telephone, fax, broadband, internal office cleaning and heating.

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.

### Possession

Immediately upon completion of legal formalities or sooner by arrangement.

### 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 is available upon request.

### Viewing

Strictly by prior appointment via this office.



# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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