

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



STUNNING FIRST FLOOR OFFICE SUITE TO LET IN ONE OF THE ONLY OFFICE BUILDINGS IN CHIGWELL

520 sq.ft. (48.31 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).

www.adamsteinandco.co.uk

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.

Chigwell Central Line Underground Station (Zone 4) provides quick and easy access to the city and west end with the following approximate journey times:*

Liverpool Street – 29 minutes

Oxford Circus – 39 minutes

Additionally, bus route 167 Hainault Street to Loughton Station serves the area.

* Information provided by TfL



Accommodation

Available accommodation comprises of a self contained office suite on part of the first floor of a charming period building accessed via a communal entrance.

The suite is essentially open plan and rectangular in shape although it has been divided by way of high quality full height glazed partitioning to provide for 3 private offices as well as a general reception and storage area as per the attached floor plan.

The unit is in exceptional decorative order having been recently refurbished to a very high specification with an approximate Net Internal Floor area (NIA) of 520 sq.ft. (48.31 sq.m.)*.

* Floor area provided by Landlord and cannot be guaranteed

Amenities

- * Unique location
- * Exceptionally high quality refurbishment
- * Self contained
- * Newly installed Air conditioning system
- * 2x demised parking spaces together with visitor parking
- * Shared kitchenette
- * Landscaped gardens
- * 24 hour access
- * Recently refurbished
- * Communal Male & Female WC's
- * Common parts recently refurbished

Terms

Tenure

Leasehold. An assignment of our clients 5 year lease to expire 19 February 2025 at the current passing rental of £14,000 per annum plus VAT is available. The lease is contracted outside of the 1954 L & T Act. A new lease may be available from the Freeholder on terms to be agreed.

Service charge

Approximately £3,500 per annum plus VAT.

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

April 2024

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

EPC rating 45B

Viewing

Strictly by prior appointment via this office.

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



www.adamsteinandco.co.uk

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

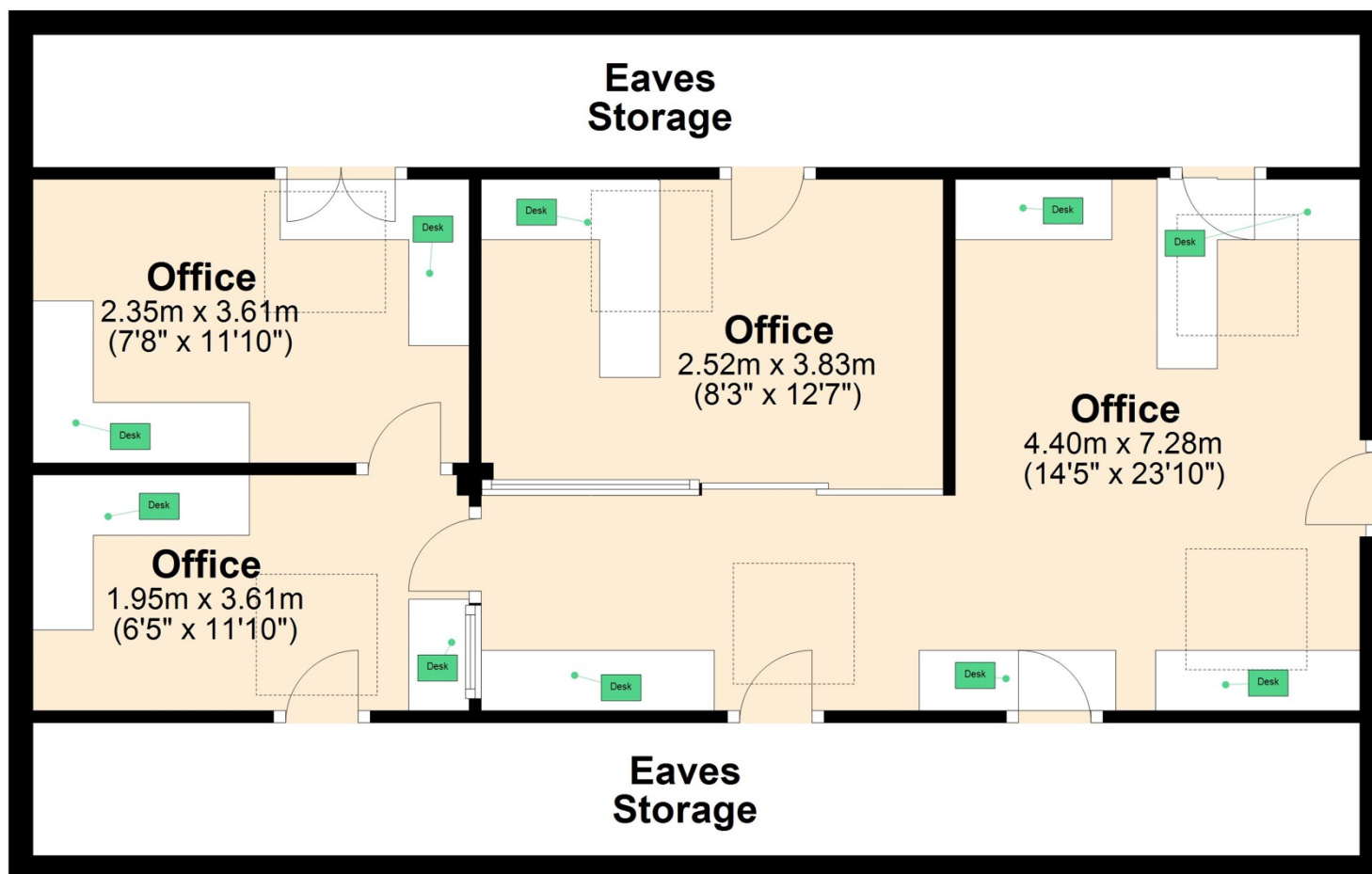
🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 48.3 sq. metres (520.4 sq. feet)

Office