

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**Self-Contained Office Building available for
all uses within Class E
Approx 1,545sq ft plus yard & external
storage.**

**TO LET
127 Station Road
Chingford
E4 6AG**

- Self-contained office building
- Excellent transport links via rail & local bus connections
- External Storage
- Rear Yard

**Location:**

The property occupies a prominent frontage onto Station Road which serves the surrounding catchment of North Chingford. There is a varied mix of offerings along the road, ranging from Hair & Beauty, Coffee shops, Jewellers, Grocery, Opticians, Estate Agents & numerous eateries. National occupiers represented include Greggs, Caffe Nero, Amazon Fresh, The Co-Op, Boots & Tesco Express. Chingford Main Line Station (service into Liverpool Street) is within a 5-minute walk. Numerous bus routes are found along Station Road with services to Walthamstow, Ilford, Enfield, Stratford, Harlow & Potters Bar.

Accommodation:

Comprising a well maintained self-contained two storey office building with rear yard / storage. The property provides a mixture of open plan and private working areas, together with WC and kitchen facilities. The property benefits from central heating, Air conditioning, glass partitioning and carpeting throughout. Approximate measurements are as follows:

Ground Floor: 775sq.ft

First Floor: 770sq.ft

Total – 1,545sq ft (143.68sq m)

Yard: 300sq ft

Rear Store: 150sq.ft

**Lease:**

A new FRI Lease to be made available for a term to be agreed, subject to periodic upward only rent reviews, drawn outside the provisions of the Landlord & Tenant Act.

Rent:

£30,000pax paid quarterly in advance. VAT is not applicable.

Business Rates:

Rateable Value 2024/2025 - £20,250

Rates Payable 2024/2025 - £10,104.75

**Legal Costs:**

Each party are to be responsible for their own legal costs borne in this transaction.

Administrative Fee:

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

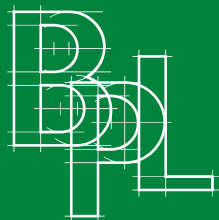
Possession:

Immediate upon completion of legalities.

Viewing:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000, Contact Marc Luton at marc@bennettphillips.com

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