

**Bennett  
Phillips  
Luton**

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Whilst we at Bennett Philips 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.



**Small office suite within an attractive period office building**

**278sq ft (25.82sq m)**

**Meridian House  
62 Station Road  
North Chingford  
E4 7BA**

- Air-conditioning
- GCH
- Modern office space within an attractive period building
- Entryphone
- Carpet tiles
- Double Glazing
- Perimeter trunking
- Separately alarmed
- Excellent natural light
- Well-appointed for Main Line train service into Liverpool Street (5-minute walk to Chingford Station)
- Numerous local bus routes pass outside.

**Location:**

The property occupies a prominent frontage onto Station Road, immediately at the junction with Buxton Road. Station Road is well served by localised occupiers who provide a wide range of offerings from Hair & Beauty, Coffee shops, Jewellers, Grocery, Opticians, Estate Agents & numerous eateries. National occupiers represented nearby 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:**

The available accommodation is located on the first floor of an attractive period building, set within very well-maintained grounds making for a pleasant & relaxing office environment. The room in question totals 278sq ft (25.82sq m) and is part of a rear addition & therefore provides a more modern space than the majority of the building. Each tenant has shared use of kitchen & WC facilities which are located on the ground floor. There is also car parking although available subject to availability & at an additional cost.

**Lease:**

New effectively FRI Lease is to be granted (recoverable through a service charge), for a term of 5 years, subject to mutual Break Clauses, subject to either party serving 3 months prior written notice, no earlier than the end of the ninth month each year. The Lease will be granted outside the provisions of the Landlord & Tenant Act. The Landlord reserves the right to instigate a rent review at the end of the 3rd year of the term.

**Rent:**

£13,000pa inclusive of Service Charge

Rent paid monthly in advance & plus VAT at the prevailing rate.

**Service charge**

The room is subject to a service charge. The charge for the current accounting period is c. £9.70psf which includes, although not necessarily limited to heating & lighting of the common areas. Cleaning of the common parts including the WC's & kitchen. The upkeep & maintenance of the grounds. Weekly refuge collection. Building Insurance. Water Rates. Usage of electric & gas. Building security of both the common areas & individual rooms. Annual maintenance of the boiler & Gas safety inspection. Annual maintenance & replacement where necessary of fire extinguishers.

**Business rates**

N/A

**Rental Deposit**

The Landlord reserves the right to request a rental deposit of up to 6 months subject to covenant.

**Personal Guarantor**

In the event a tenant proposes entering into a lease in the name of a Limited company, the landlord reserves the right to request a personal guarantee.

**Legal Costs**

The ingoing tenant to be responsible for the Landlords legal fees capped at £600 plus VAT.

**Administrative Fee:**

Upon terms being agreed and prior to Solicitor's being instructed, the prospective 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:**

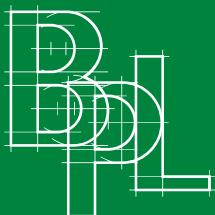
From 18th January 2026.

**Viewing:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)

GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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