

**Bennett  
Phillips  
Luton**

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- **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.



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

**Individual rooms from 115sqft to 407sq ft.  
(additional space available in the building)**

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

- **Air-conditioning in some rooms**
- **GCH**
- **Attractive period building**
- **Entryphone**
- **Mix of carpet & wood strip flooring**
- **Each room separately alarmed**
- **Good natural light**
- **Window blinds**
- **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 services 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 connections to Walthamstow, Ilford, Enfield, Stratford, Harlow & Potters Bar.

**Accommodation:**

The available accommodation is located on the ground, first & second floors of an attractive period building, set within very well-maintained grounds making for a pleasant & relaxing working environment. 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. There are a total of 14 lettable rooms with those currently available providing the following areas:

- Room 1 – 253sq ft - LET
- Room 1a – 183sq ft - LET
- Room 4 – 140sq ft
- Room 5 – 407sq ft
- Room 6a - 115q ft - LET
- Room 6b – 106sq ft UNDER OFFER
- Room 8 – 310sq ft - LET
- Room 11 - 485sq ft - LET

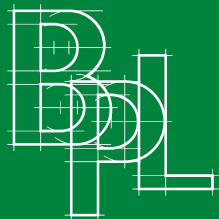
**Lease:**

New effectively FRI Lease(s) are 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 Leases 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:**

- Room 1 - £13,000pa inclusive of Service Charge - LET
  - Room 1a - £9,000pa inclusive of Service Charge - LET
  - Room 4 - £7,800pa inclusive of Service Charge
  - Room 5 - £17,000pa inclusive of Service Charge
  - Room 6a - £6,000pa inclusive of Service Charge - LET
  - Room 6b - £5,100pa inclusive of Service Charge - UNDER OFFER
  - Room 8 - £11,300pa inclusive of Service Charge - LET
  - Room 11 - £17,600 inclusive of Service Charge - LET
- Rent paid quarterly in advance & plus VAT at the prevailing rate.

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### **Service Charge:**

Each room is subject to a service charge which is included in the quoting rent which includes, although not necessarily limited to:-

- Heating & lighting of the common areas.
- Cleaning of the common parts including the WC's & kitchen.
- Upkeep & maintenance of the grounds.
- Weekly refuse 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.

### **Legal Costs:**

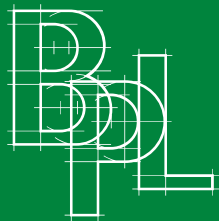
The incoming tenant to be responsible for the Landlord's legal fees capped at £600 plus VAT.

### **Possession:**

Immediate upon completion.

### **Viewing:**

Strictly by prior appointment through agents Bennett Phillips Luton - 020 8501 3000 Email: [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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