

Ref: A22

Split Level Office TO LET



**Office 3. Granary Court.
9-19 High Road, Chadwell
Heath, Essex, RM6 6PY.**

LOCATION:

The property is situated in this mixed user retail and office development fronting Chadwell Heath High Road/A118 and its junction with Station Road and Chadwell Heath Lane. Chadwell Heath's British Rail Mainline and Elizabeth Line station is located within reasonable walking distance of the property.

**DESCRIPTION:**

The property comprises of 1st and 2nd floor split level offices located in this modern development and providing a NIA floor area of approx 1,032 sqft (95.87 sqm). The property benefits from double glazing, gas central heating, entry phone and on site parking for 2 vehicles. The property is offered to let upon a new lease, the terms of which are to be agreed.

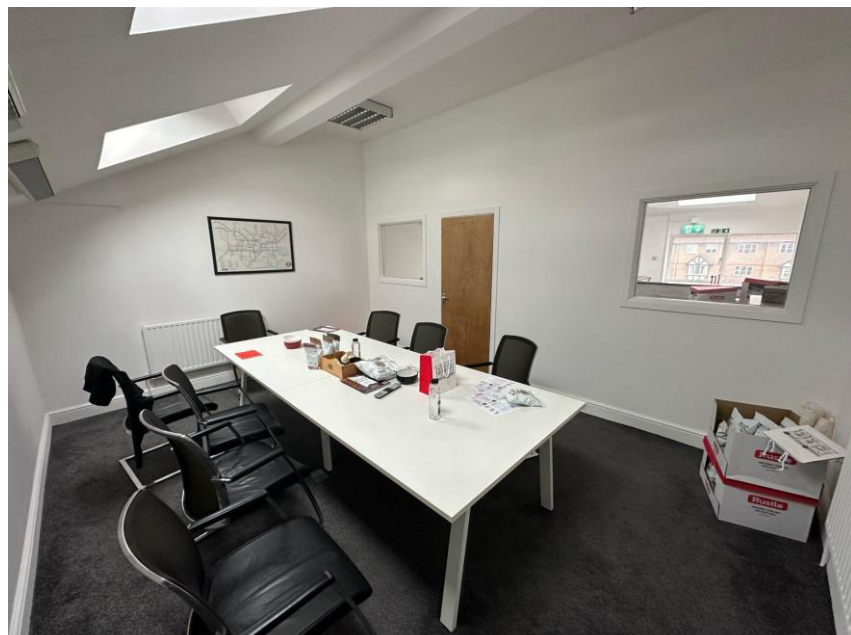
N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.



AMENITIES:

- **USE CLASS E**
- **DOUBLE GLAZED**
- **FLOOR AREA 1,085 SQFT (100.81 SQM)**
- **GAS CENTRAL HEATING**
- **CARPETED THROUGHOUT**
- **ALARM**
- **ENTRYPHONE**
- **LIFT**
- **2 PARKING SPACES**



TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £16,500 p.a.x. plus VAT

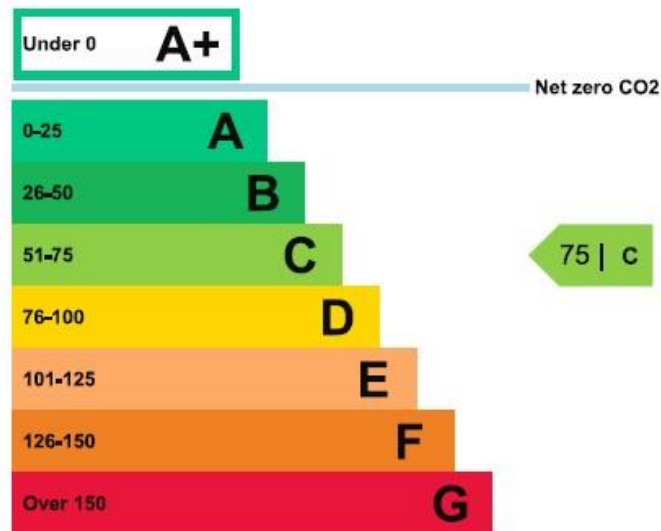
SERVICE CHARGE: £4,187.64 p.a.

RATES PAYABLE: £7,140 p.a

EPC RATING:

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

REFERENCES: Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenant

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.