

TO LET

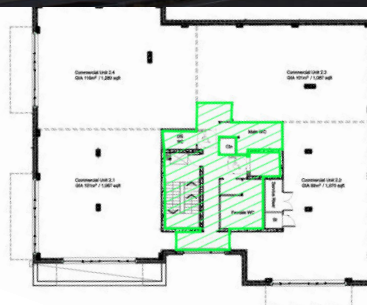
NEWLY BUILT OFFICE SPACE

**951-1009 HIGH ROAD
CHADWELL HEATH
ESSEX
RM6 4HJ**

NET INTERNAL AREA 4,524 SQ FT / 420M²



Proposed development plan
of the estate with floorplan
of offices



- ◆ **SECOND FLOOR OFFICES**
- ◆ **CLOSE TO SEVERAL RETAIL OUTLETS**
- ◆ **NEWLY CONSTRUCTED MULTIPURPOSE BUILDING**
- ◆ **COMMUNAL ENTRANCE WITH LEFT ACCESS**

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SULLIVAN

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& commercial property
consultants*

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SALES

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ESTATE MANAGEMENT

LANDLORD & TENANT

LEASE RENEWALS

RENT REVIEWS

VALUATIONS

RATING

Messrs Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that

1. These particulars do not constitute, nor constitute any part of an offer or a contract.

2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION: The premises is located adjacent to Grove Farm Retail Park which contains retailers including Staples, Halfords and Smyths. This is on the A118 High Road in Chadwell Heath only half a mile away from Chadwell Heath Rail Station. This station provides links into Stratford within 16 minutes via National Rail links. Along the High Road are a number of bus routes providing access into various local areas.

DESCRIPTION: There is office space available on the second floor within a newly constructed building that is part of a large mixed use scheme with 116 residential units, a nursery and office space.
The office space being offered will be provided in shell condition with concrete floors and ceilings, plastered walls and fitted WC's. Double glazing is fitted on 3 sides of the office including a larger glazed panel fronting the building.

Second floor approximately - 4,524sq. ft / 420 m²

USE: The premises would suit a B1 office use

LEASE: A new FRI lease for term to be agreed.

RENT: Second floor - £46,500 per annum exclusive

EPC RATING: To be confirmed

RATING: London Borough of Redbridge
Rates to be assessed following tenants bespoke fitout although we recommend any prospective tenant make their own enquiries to the local authority to get approximate values.

LEGAL COSTS: Each party is responsible for their own legal and surveyor costs incurred in this transaction, with an undertaking from the tenants solicitors to pay for the landlords legal costs in the event of a matter turning abortive.

VIEWING: **Strictly by appointment via the client's sole agents:**

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If you wish to view other properties on our register please visit our website:
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