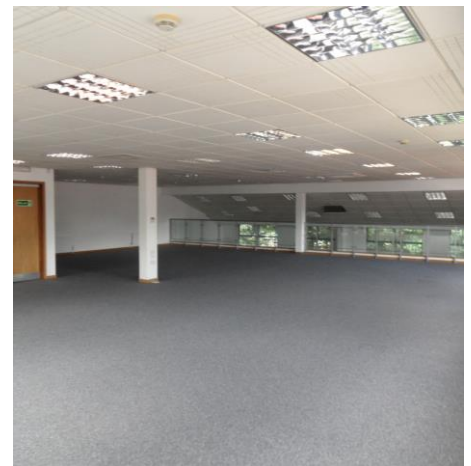


TO LET

HYBRID OFFICE/STUDIO BUILDING – ON SITE PARKING
UNIT 5, OSPREY HOUSE, TRINTIY BUSINESS PARK, CHINGFORD E4 8TD
TOTAL GROSS INTERNAL AREA 5,454 FT² (507M²)



UNIT 5, OSPREY HOUSE

TRINITY BUSINESS PARK, CHINGFORD, E4 8TD



Trinity Park is located adjacent to the A406 North Circular Road approximately midway between Hall Lane and Crooked Billet Roundabout accessed from the eastbound carriageway. The M11 motorway is located 2 miles east providing immediate access to the M25.

Description

The premises comprises a mid-terrace two storey hybrid office and studio/warehouse property on a well-established business park. The property is arranged to provide mainly clear space on each floor with the ground floor given to functional warehouse/workshop use and the first floor fitted as offices

Amenities

- Goods loading to the ground floor
- Air conditioning/heating
- Approx. 6 parking spaces
- Excellent road access

Accommodation

	ft ²	m ²
Ground Floor	2,727	253.50
First Floor	2,727	253.50
Gross Internal Area	5,454	507

These areas have been provided to us and are subject to verification on site

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new full repairing and insuring lease for a term to be agreed.

Rent:

£14 per sqft plus VAT

Service Charge:

A service charge is payable in respect of maintenance of the estate. The service charge for the year to 31st December 2015 is estimated to be £5,742.

Business Rates:

London Borough of Waltham Forest. Interested parties are advised to make their own inquiries with the Local Authority.

EPC Title:

TBC

Legal Costs:

Each party is to bear their own legal costs.

Viewing:

Strictly by appointment with
Strettons
Central House
189-203 Hoe Street
LONDON E17 3SZ
Tel: 020 8520 9911
Fax: 020 8520 8022
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Nov 15