

OFFICE

**BUSINESS
SPACE
AGENCY****TO LET**

UNIT 5 OSPREY HOUSE, TRINITY BUSINESS PARK, CHINGFORD E4 8TD

**HYBRID OFFICE/ STUDIO BUILDING
OF 5,454 SQ FT**

GOODS LOADING TO GROUND FLOOR

AIR CONDITIONING/HEATING

APPROX. 6 PARKING SPACES

EXCELLENT ROAD ACCESS

LOCATION

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 comprise 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.

WELL PLACED**PROPERTY ADVISORS**

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HYBRID OFFICE/ STUDIO BUILDING OF 5,454 SQ FT

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor	2,727	253.50
1 st Floor	2,727	253.50
TOTAL	5,454	507.00

TERMS

A new lease is to be granted on a full repairing and insuring basis at a rent of £14.00 per sq ft. £14.00 per sq ft

RATEABLE VALUE

RV to be re-assessed but rates payable are estimated to be circa £5.50 per sq ft per annum.

SERVICE CHARGE

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



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

CONTACT

For further details on these and many other available properties please contact:



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13 May 2016

Joint Agent

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