Bennett Phillips

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SMALL OFFICE SPACE WITHIN AN ATTRACTIVE PERIOD OFFICE BUILDING

278 sq.ft (25.82m²)

MERIDIAN HOUSE, 62 STATION ROAD, NORTH CHINGFORD E4 7BA

Available

- Air-Conditioning
- Separately Alarmed
- Excellent Natural Light
- Close to Train Station and Numerous Local Bus Routes Pass Outside.

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£13,000pa	Leasehold	Office	Chingford	E4 7BA

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 offerings 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 services to Walthamstow, Ilford, Enfield, Stratford, Harlow & Potters Bar.

Accommodation

The available accommodation is located on the first floor of an attractive period building, set within very well-maintained grounds making for a pleasant & relaxing office environment. The room in question totals 278sq ft (25.82sq m) and is part of a rear addition & therefore provides a more modern space than the majority of the building. 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.

Lease

New effectively FRI Lease is 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 Lease 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.

Service charge

The room is subject to a service charge. The charge for the current accounting period is c. £9.70psf which incudes, although not necessarily limited to heating & lighting of the common areas. Cleaning of the common parts including the WC's & kitchen. The upkeep & maintenance of the grounds. Weekly refuge 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

Deposit
The Landlord reserves the right to request a rental deposit of up to 6 months subject to covenant.

Personal Guarantor
In the event a tenant proposes entering into a lease in the name of a Limited company, the landlord reserves the right to request a personal guarantee.

Legal Costs
The ingoing tenant to be responsible for the Landlords legal fees capped at £600 plus VAT.

Administrative Fee
Upon terms being agreed and prior to Solicitor being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

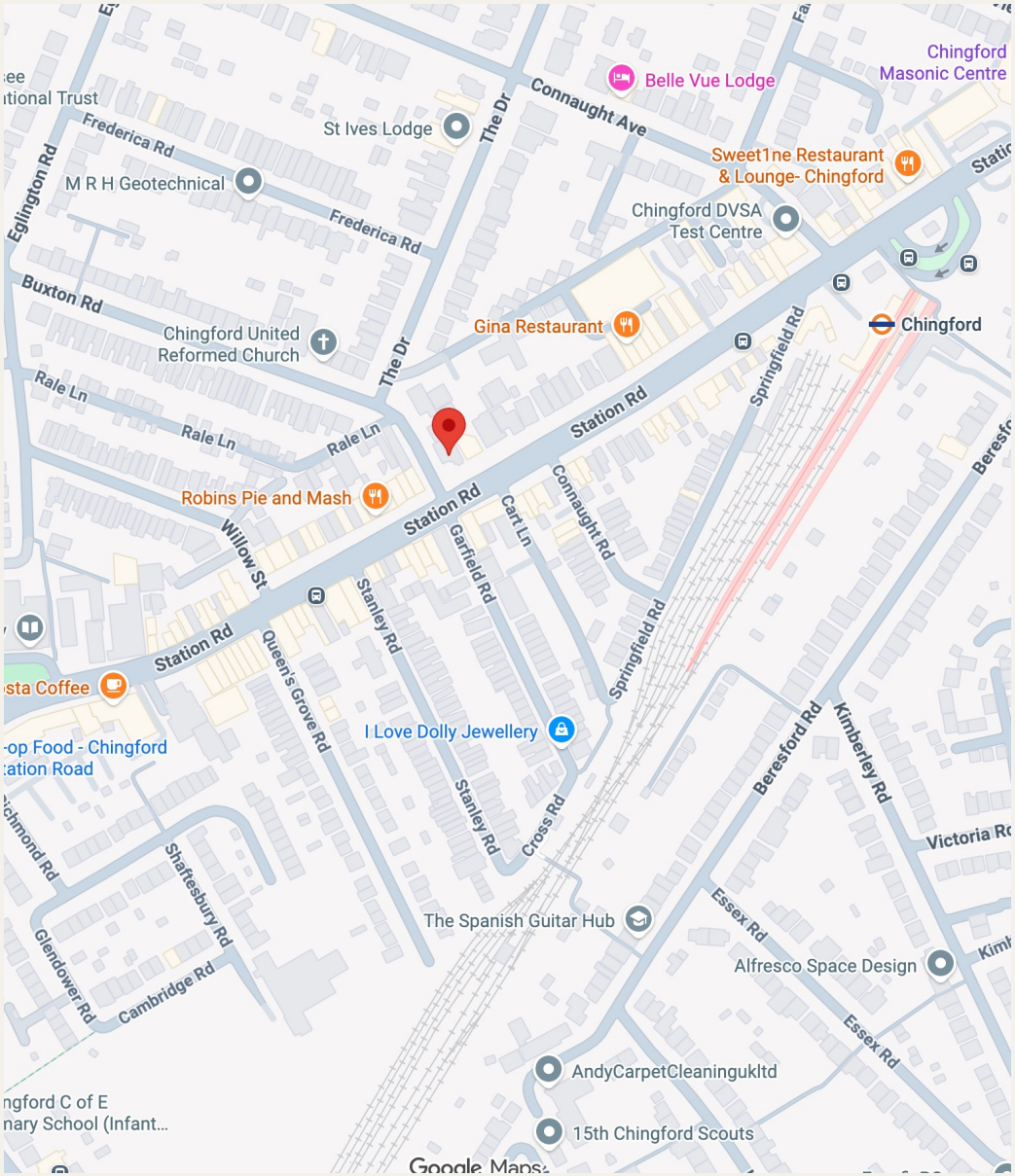
Possession
Immediately upon completion.

Viewing
Strictly by prior appointment through sole agents Bennett Phillips | 020 8501 3000 |
Contact Taylor Phillips at Taylor@bennettphillips.com

RENT
£13,000 PAX
VAT IS APPLICABLE







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

GDPR General Regulations (GDPR): As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML: The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

BPL Estates Ltd T/A Bennett Phillips.
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The Property Ombudsman