

TO LET

GROUND / LOWER GROUND FLOOR OFFICES

76 STATION WAY, BUCKHURST HILL, ESSEX IG9 6LL

- Ground / Lower Ground Floor Offices
- 4 Rooms, Kitchen & WC at Ground Floor
- Office / Store / WC at Lower Ground Floor
- 3 Car Parking Spaces to Rear
- Self Contained with Front Entrance
- 660 Sq.ft / 61.38 m2 GIA
- Close to Roding Valley Underground Station



Location

The property is located in this residential area located close to Roding Valley Underground Station (Central Line) and other local shopping facilities.

Roding Valley provides a regular indirect service to Liverpool Street (26 Mins) and Oxford Circus (28 Mins – Source TFL).

Description

The property comprises of a ground / lower ground floor building constructed in the 1950's and has historically been used as office accommodation for the last 30 years.

The ground floor has 4 individual office rooms with WC and Kitchen. A further office room, store and WC is located at lower ground floor level.

There are currently 3 car parking spaces located to the rear of the property which is accessed via a service road adjacent to Roding Valley Station. On street parking is currently prohibited between 1pm and 2.30pm Monday – Friday.

Accommodation

Unit	Sq M	Sq.ft
Ground Floor	44.46	480
Lower Ground Floor	16.74	180
Total	61.20	660

Quoting Rent & VAT

£13,000 Per annum exclusive.

Vat is not applicable.

Legal Costs:

Each party to be responsible for their own legal costs

Business Rates:

£12,000 Rateable Value – SBR Relief Applies.

EPC Rating

Band C

Planning

Epping Forest District Council

B1 Offices – Other uses considered.

Service Charges

Not Applicable.