

Office- Chingford, E4

TO LET

Suite 1, Atlantic Business Centre,
1 The Green, Chingford, London, E4 7ES

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Self-contained office unit within a modern block in a highly desirable location in North Chingford
- Approximately measures 955 square feet (88.69 square metres)
- 0.7 miles to Chingford overground station (27 minutes into Liverpool Street station) approx.
- Available with a new lease and premium

Location

The office is located within a modern building at the junction of The Green and Pretoria Road, opposite the top of the high street parade which includes a number of independent retailers, restaurants, cafés and The Green itself. It is ideally situated for many businesses. Chingford Overground station is approximately half a mile away with a regular service into Liverpool Street. The area is well served by buses and is within close proximity to the North Circular (A406), the M25 and the M11.

Description

A self-contained office unit within a modern building allowing 24 hour access and key fob entry situated within a highly desirable location within North Chingford. The property measures 955 square feet (88.69 square metres).

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £12,000

UBR (2021/22): 49.9p/£

Rates Payable: £5,988.00

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Waltham Forest business rates department.

Terms

Available with a new lease at £30,000 plus VAT per annum. It is offered with flexible terms and all negotiations are strictly subject to contract.



Rent: £30,000 Plus VAT per annum

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