

# Commercial Unit - Gants Hill, IG4

TO LET/FOR SALE

137 Beehive Lane, Gants Hill,  
IG4 5DR

**Harston&Co**

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on 020 3371 0061



## Highlights

- Commercial unit forming part of a mixed-use development in a prominent location on Beehive Lane at the junction with Eastern Avenue (A12)
- Measuring approximately 452 square feet (42 square metres)
- Gants Hill station is 0.3 miles away providing direct access into central London on the Central Line
- Available with a new lease and no premium
- Use Class E

## Location

The property is situated in a prominent location on Beehive Lane (B192) at the junction with Eastern Avenue (A12) in a popular residential and commercial area. Gants Hill station which is on the Central Line is 0.3 miles away to the east and provides a regular service into central London. Within the immediate surrounding area is a mix of independent traders, offices, and residential property. The area is well served by local bus routes.

Please note all distances given are approximate only.

## Description

The property forms part of mixed-use development that is currently under construction. The development provides commercial space at ground floor level and 9 self-contained apartments in the upper floors. The unit available is 452 square feet (42 square metres). Measurements are provided on a Gross Internal Area basis. The unit will be handed over in shell and core condition ready for tenant fit out. We understand it benefits from Use Class E and subject to appropriate consents being obtained the landlord is willing to consider alternative uses.

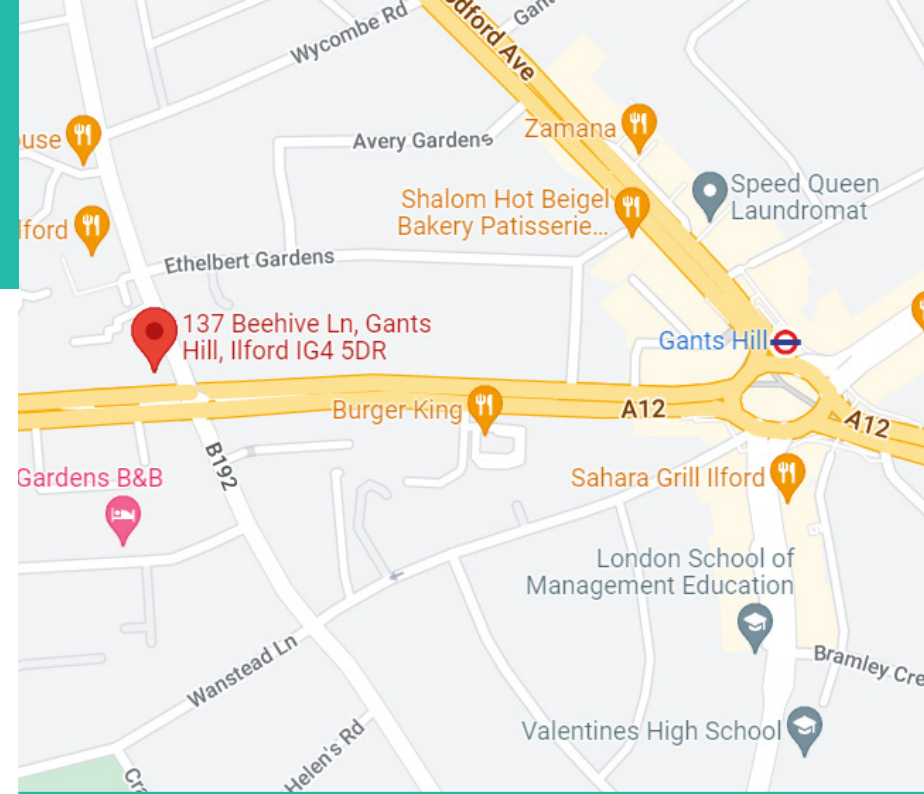
Please note that the size given is approximate only and is taken from the planning drawings provided. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

The property will need to be assessed. Interested parties are advised to make their own enquiries with the London Borough of Redbridge business rates department.

## Terms

The unit is available with a new lease and no premium at £15,000 per annum. All negotiations are strictly subject to contract.



Rent:

£15,000 per annum

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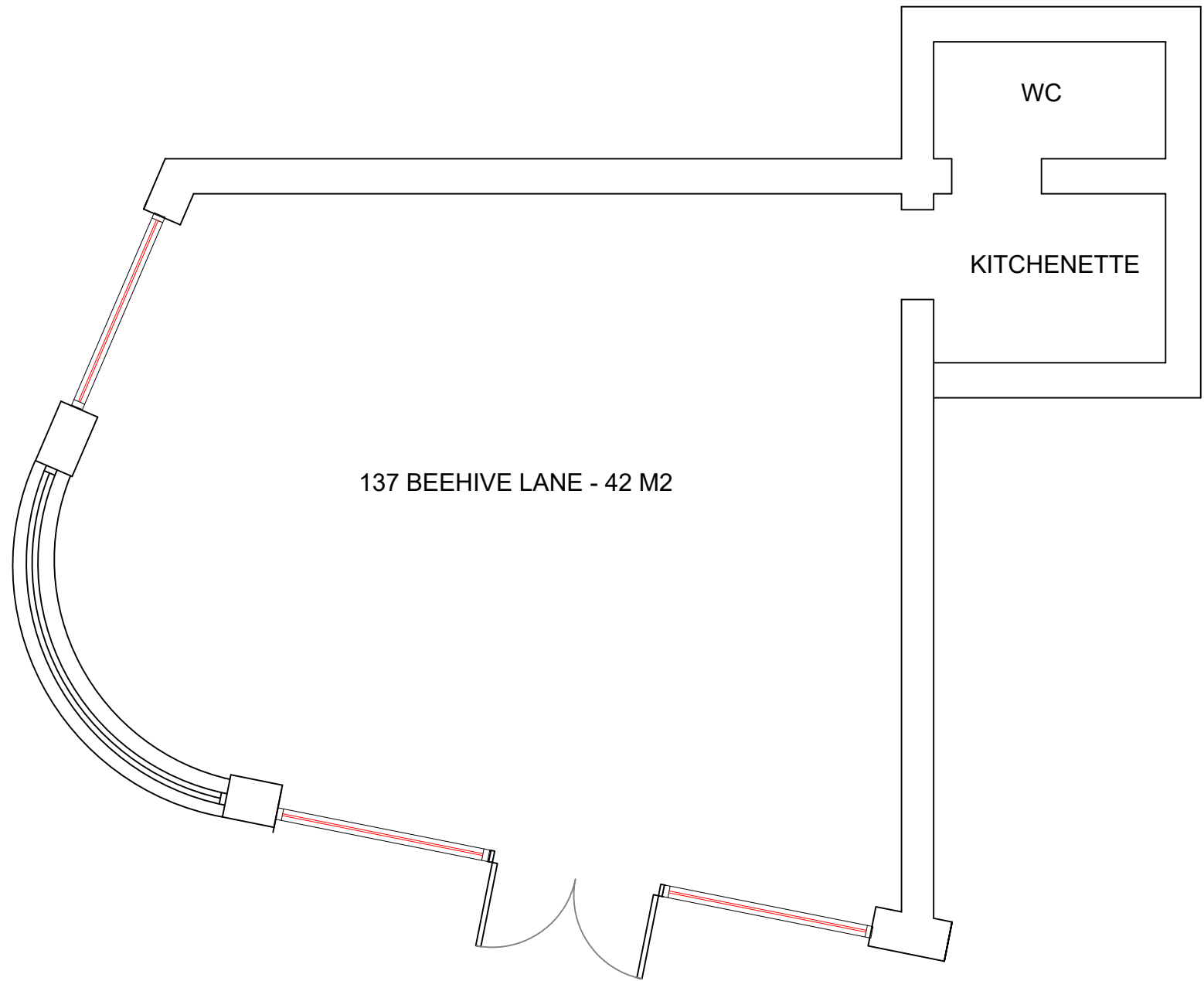
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137 BEEHIVE LANE - 42 M2

WC

KITCHENETTE

Drawing Title:  
**General Arrangement**  
Scales: 1:50 @ A3

Job Title: 137 Beehive Lane, Gants Hill, IG4 5DR

Drawing No:

Job No:

Date:

Revision: -  
Mark: