



SMC
Brownill
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To Let



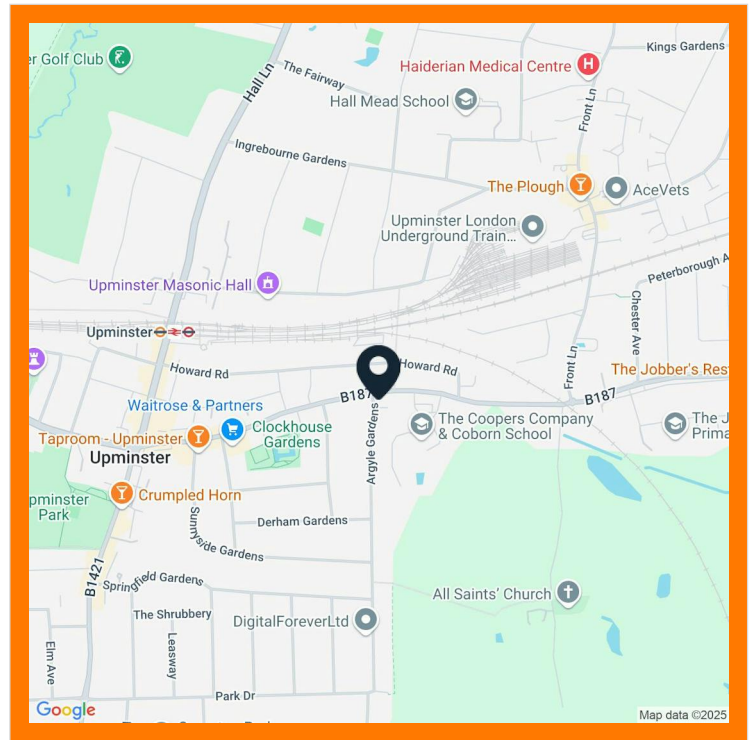
Commercial space located to the rear of St Mary's Lane in Upminster

£12,500 per annum

Rear of 304 St Marys Lane, Upminster, RM14 3HL
01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Located to the rear of St Mary's Lane in Upminster
- Most recently used as Pilates studio - may be suitable for a variety of commercial uses
- Potentially suitable for a wide variety of uses such as fitness, studio, clinic, storage (STP)
- Available on a new flexible lease from July / August 2025
- Small business rate relief should apply



Description

The property comprises a single storey rear unit, which is accessed via the side road (Argyle Gardens) with a personnel and main door entrance. The property is built of block walls with metal cladding to one storey. The internal space is open plan with rear WC facilities. The property has most recently been used as Pilates studio and may be suitable for a variety of commercial uses (STP).

Location

The property is located to the rear of St Mary's Lane, with access via Argyle Gardens in Upminster. The location is around 0.25 mile from the main retailing section of Upminster town centre.

The property is close to Coopers School, Royal British Legion and a number of other commercial uses, with mainly residential in the wider area. St Mary's Lane is key route from Upminster and Havering to Cranham, Junction 29 of the M25 and outer Essex / Thurrock.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	641	59.55
Total	641	59.55

Rating Assessment

Rateable value is £8,800. The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

The property benefits from as use as "D2 Rehabilitative Pilates & Wellbeing, with D1 use for Soft Tissue Therapy/Physiotherapy Clinic" with Reference: P0536.18. The property may be suitable for a variety of fitness / commercial / storage uses and we would encourage interested parties to verify that their intended uses are suitable with the local planning authority.

Lease Terms / Rent

The property is available on a new lease on terms to be agreed, at a rent of £12,500 pa. VAT is NOT payable on the rent.

Rent Deposit

The landlord will seek a rent deposit (ideally 3 month rent deposit) to be held over the term of the lease.

Business Rates

Rateable Value of £8,800 Small business rate relief should apply

Energy Performance Certificate

C (62)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com