

SMC
Brownill
Vickers

To Let



First and second floor office suites in Gidea Park

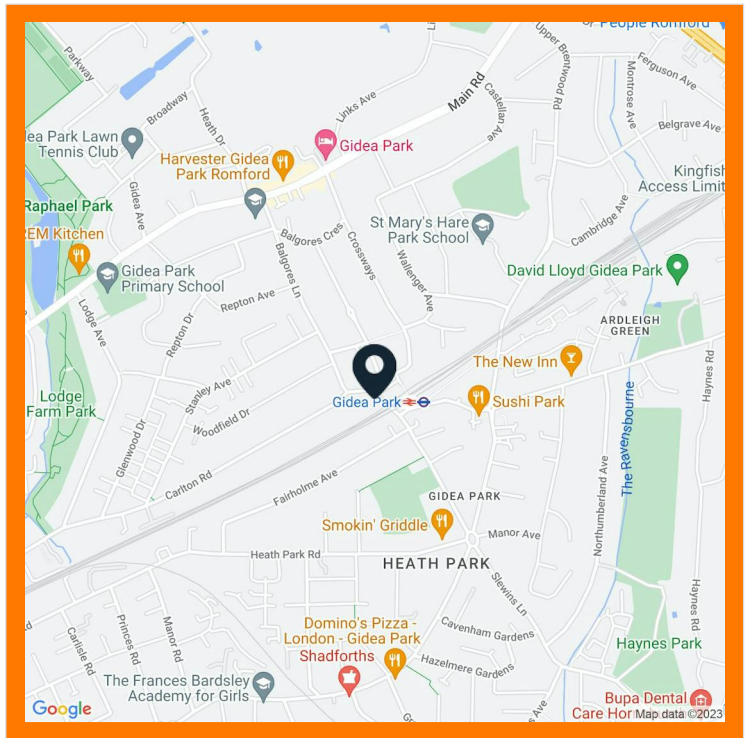
£14,000 per annum plus VAT

156a Balgore Lane, Gidea Park, RM2 6BP

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- Office suites over first and second floor levels
- Located within a short distance of Gidea Park station (Elizabeth Line)
- Versatile space which could accommodate small, medium or large business use
- 2 car parking spaces to the rear



Description

156a Balgore Lane provided office accommodation over first and second floor levels. There are two office suites, WC facilities, and a kitchenette to the first floor. To the second floor are two office suites. Access to the offices from a front ground floor entrance. The property benefits from radiators, spot lighting, double glazed windows, alarm, air conditioning and intercom access. There are two parking spaces to the rear.

Location

The property is located on Balgore Lane in Gidea Park, very close to the Gidea Park train station (Elizabeth Line). The property is located a short distance away from various local shops including beauty, sandwich shop, coffee shops, newsagent, etc.

The location provides good connectivity to nearby localities such as Hornchurch, Romford and Upminster train routes into central London. There are also a number of bus routes which serve from this location

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - front office	189	17.56
1st - rear office	154	14.31
1st - kitchenette	66	6.13
2nd - rear office	132	12.26
2nd - front office	163	15.14
Total	704	65.40

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 1 St-2nd Flrs 156, Balgore Lane, Romford, RM2 6BP

Description: Offices and premises

Rateable Value: £13,250

Some magnitude of small business rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Parking

2 parking spaces to the rear. There are various short term and permit parking close by to this location.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£14,000 pa. We are informed VAT will be payable on the rent. We are informed the VAT will be deregistered in approximately one year's time.

Commute

Romford: 7 minutes (road), 5 minutes (rail)

Hornchurch: 8 minutes (road)

Upminster: 18 minutes (road)

Brentwood: 20 minutes (road), 12 minutes (rail)

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (81)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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