



SMC
Brownill
Vickers

To Let

Office / Commercial Space located off North Street,
Hornchurch

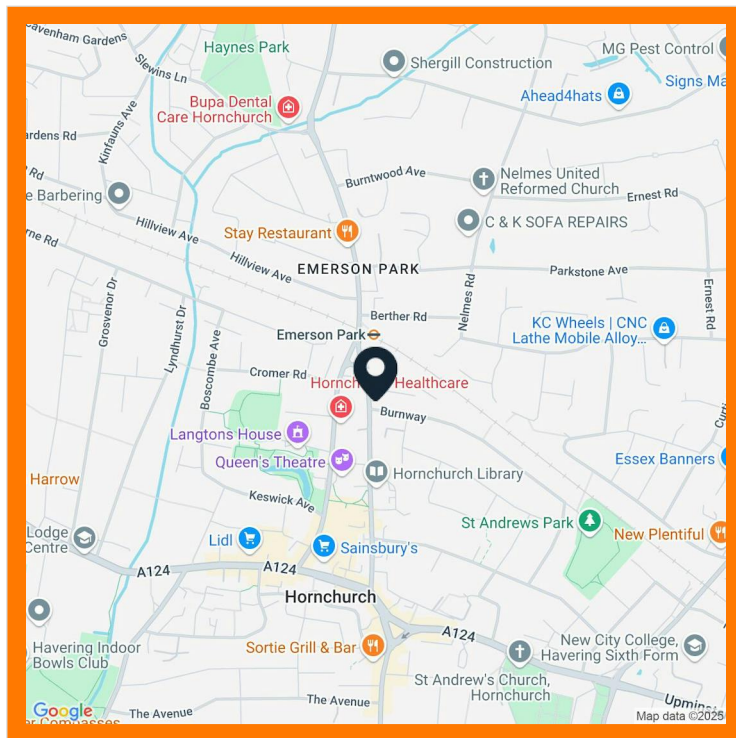
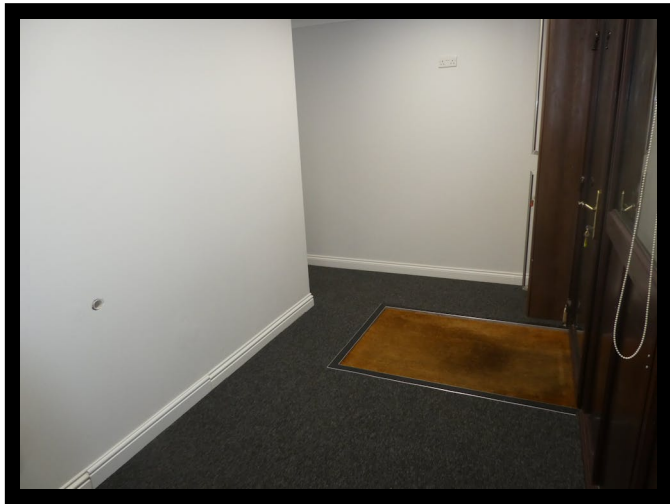
£875 per month

Rear of 98 North Street, Hornchurch, RM11 1SU

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- Potentially suitable for a wide variety of uses such as office, studio, clinic, professional (STP)
- Located close to Emerson Park station
- Within a short distance of various amenities in Hornchurch town centre
- Available on a new flexible lease



Description

The property comprises a single storey detached business / office premises which was previously occupied as an office by an electric firm. The internal accommodation includes a kitchenette, WC facilities, 2 x offices and a storage area. The property is undergoing a light refurbishment by the landlord.

Location

The property is located to the rear of North Street in the Hornchurch area of Havering. The location is close to the Emerson Park area, and within 2 minutes walk of Emerson Park Overground Station. Hornchurch town centre is approximately 5 minutes away.

The property is located behind a retailing parade which includes a takeaway, barbers, nail salon, and micropub.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Kitchenette	59	5.48
Ground - Office 1	102	9.48
Ground - Office 2	146	13.56
Ground - Storage	67	6.22
Total	374	34.74

Rating Assessment

Rateable value is £6,000. 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

Lease Terms

The property is available on a new flexible agreement, at a rent of £875pcm. 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 £6,000 Small business rate relief

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

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