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To Let

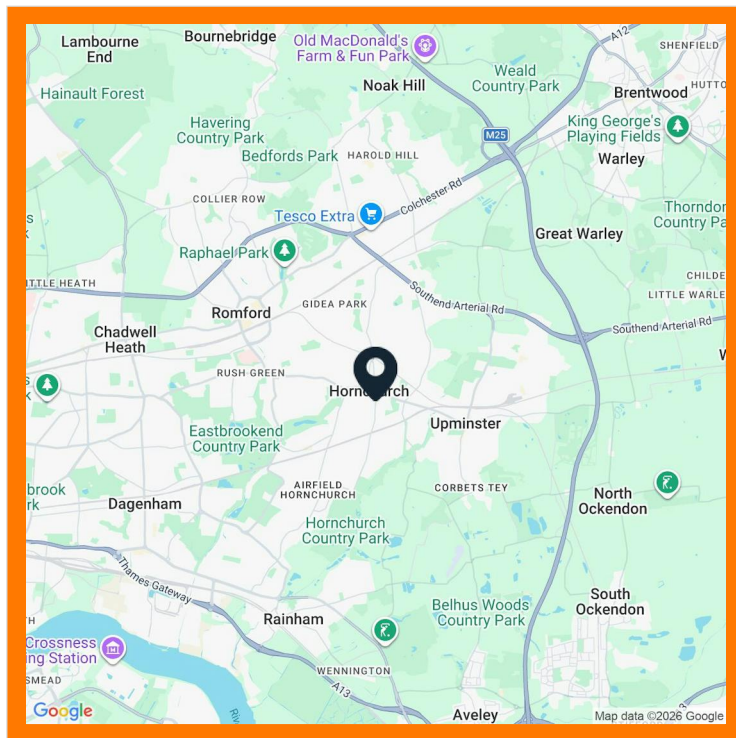
Commercial space / workshop unit located to the rear of Station Lane in Hornchurch

£1,000 per month

Rear Unit at 45 Suttons Lane, Hornchurch, RM12 6RJ
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- New workshop unit
- Suitable for a variety of business / workshop uses (no heavy industrial / noisy uses)
- Located to the rear of Suttons Lane in Hornchurch
- Available on a new flexible lease
- Small business rate relief should apply



Description

A newly built workshop / business unit. The property benefits from electricity.. New floor to be installed. Electric roller door, 2.21m high / 2.61 m wide. Maximum working height of 2.89m. With 1 parking space. Communal WC facilities shared with garage.

Location

The property is located on the west side of Suttons Lane close to it's junction from Dawes Avenue. Hornchurch underground station is around 100m to the north. Hornchurch town centre is around 0.75 miles away.

The property is located close to Sainsburys local convenience store and within an area with a number of local shops and other commercial uses. There is a mix of residential types in the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	576	53.51
Total	576	53.51

Rating Assessment

tbc. Small business rate relief should apply.

Planning

We are informed the premises has use for a workshop / light industrial use. The unit could be suitable for a variety of business uses. Heavy industrial or noisy uses will not be considered.

Lease Terms

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

Rent

£1,000pcm. VAT status tbc.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

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