

ADAM STEIN & Co

COMMERCIAL • PROPERTY • CONSULTANTS

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**GROUND FLOOR COMMERCIAL UNIT
WITH BASEMENT, FIRST & SECOND FLOOR OFFICES
PLUS REAR WAREHOUSE**

TO RENT

**159 QUEENS ROAD
BUCKHURST HILL
IG9 5BA**

UP TO 3,260 SQ.FT. (302.86 SQ.M.)



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Location

Buckhurst Hill is located c17 miles north east of Central London and c3.7 miles south west of j27 of the M25 motorway via j6 of the M11.

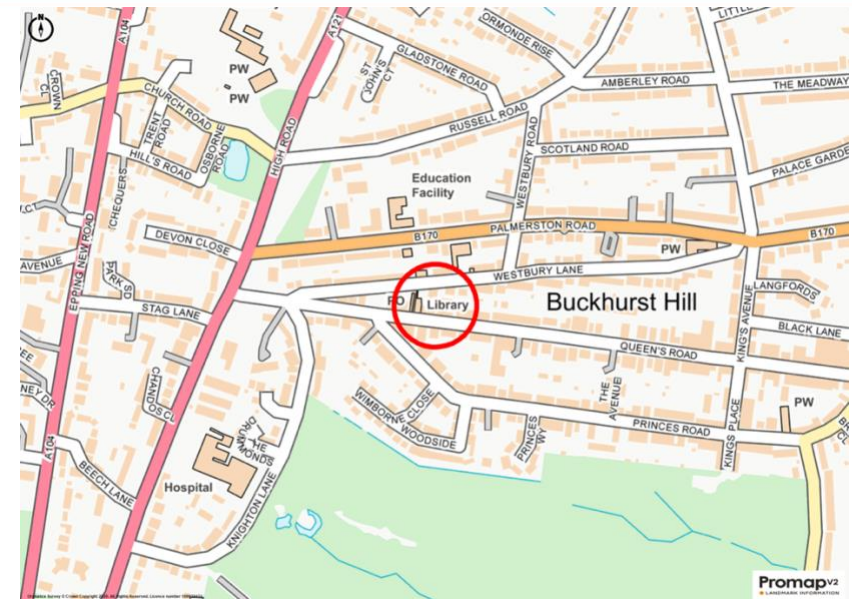
The subject property is located in the heart of Queens Road which is a vibrant and popular local destination being the main commercial and shopping district within Buckhurst Hill.

Local occupiers include Costa Coffee and Waitrose as well as a number of highly fashionable boutiques, cafes, restaurants and salons.

The area has become a hub for design and home improvements with a number of architectural practices and lifestyle shops and showrooms opening in the vicinity.

Pay and display car parking is available on the street whilst Buckhurst Hill (Central Line) is within easy walking distance providing quick and easy access of the City and West End as well as Epping to the east. There are also good road links to A12, M11 and A406 North Circular Road.

The subject property is situated on the north side of Queens Road towards the western end and backing onto Westbury Lane.



Accommodation

Available accommodation comprises of an end of terrace building arranged over basement, ground, first and second floors currently used for retail purposes under Class E together with 6 individual offices over first and second floors.

At the rear is an interconnecting warehouse building benefitting from rear servicing directly off of Westbury Road via a secure gated yard.

The building is generally in very good order throughout with the following approximate floor areas:

	Sq.ft.	Sq.m.
Second floor (3 rooms)	243	22.58
First floor (3 rooms)	536	49.80
Ground floor shop	380	35.32
Stores/Kitchenette/WC	276	25.65
Basement	589	54.72
Warehouse (inc. covered loading bay)	1,236	114.83
Total	3,260	302.86

Terms

Tenure

The premises are available by way of a new lease directly from the Freeholder on terms to be agreed. Rent upon application.

NB. Consideration would be given to a letting of the warehouse separately from the shop and offices. Terms upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

EPC

An EPC will be available shortly.

Legal costs

Ingoing Tenant to be responsible for the Landlords reasonable legal costs incurred.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via this office.

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GROUND FLOOR REAR WAREHOUSE AND RETAIL SALES AREA