

SMC
Brownill
Vickers

To Let



Ground floor & First Floor Office on the fringe area of
Hornchurch town centre

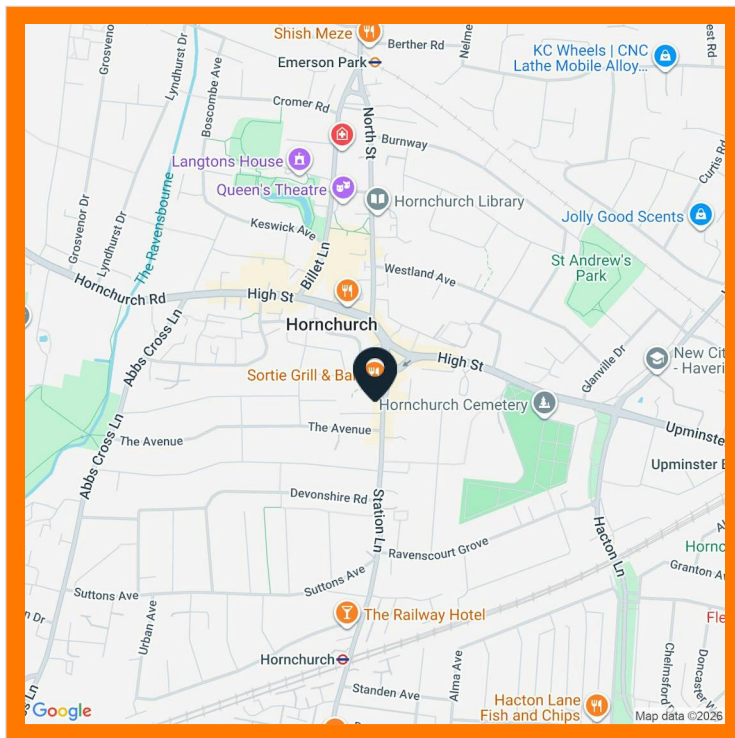
£36,000 per annum

58 Station Lane, Hornchurch, RM12 6NB

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- Ground floor and first floor office (alternative uses possible stp)
- Visible location from the roadside on Station Lane, Hornchurch
- Most recently utilised as an office, but could be suitable for a variety of Class E uses
- Within a short proximity of High Street, Hornchurch (town centre)
- Available on a new lease



Description

The property is a two storey property providing office accommodation across ground floor and first floor. The property was most recently occupied by a care company. The offices include double glazed windows, carpeting with a visitor's car park to the front of the building.

Location

The property is located on Station Lane in the centre / fringe centre of Hornchurch, which is a town located in the London Borough of Havering, East London / Essex. The location is approximately 16 miles south east of central London, and within easy reach of nearby areas including Upminster, Emerson Park, Gidea Park and Hornchurch.

Within the immediate vicinity there are various national and local traders. Notable occupiers in the area include Sainsburys, Nando's, Prezzo, Zizzi, Vertigo, Onyx Restaurant & Bar, Sortie Grill & Bar and various other shops, bars, and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices, Kitchen & Stores	984	91.42
1st - Offices	984	91.42
Total	1,968	182.84

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the office is rated as follows:-

Address: 58, Station Lane, Hornchurch, Essex, RM12 6NB
Description: Office and premises
Rateable Value: £23,750

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The property is understood to have a planning use for Use Class B1 (Offices), now known as Class E under the changes to the Use Class Order effective from 1st September 2020.

We would recommend interested parties make independent enquiries to check their proposed use.

Lease Terms

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

Rent

£36,000 pa. Rent to be payable quarterly in advance. VAT status tbc.

Commute / Travel

Hornchurch tube station: 8 minutes (walking)
Sainsburys, Hornchurch: 5 minutes (walking)
Upminster: 12 minutes (road), 16 minutes (bus)
Romford: 13 minutes (road), 20 minutes (bus)

Business Rates

Rateable Value of £23,750

Energy Performance Certificate

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