

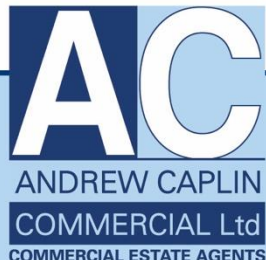
BUCKHURST HILL

TO LET

**FULLY AIR CONDITIONED OFFICE ACCOMMODATION
*PLUS CAR PARKING***



**2nd FLOOR, MOUNTCHARM HOUSE, 102-104 QUEENS ROAD,
BUCKHURST HILL, ESSEX IG9 5BS**



01708 731200

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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



LOCATION

The subject premises occupy a most prominent and convenient position within the highly popular and affluent Queens Road, a short walk from its excellent shopping facilities and Buckhurst Hill Central Line Station.

DESCRIPTION

Striking high profile fully air conditioned quality office accommodation within Mountcharm House constructed approx 8 years ago.

The available accommodation comprises as follows:-

2nd Floor Quality Office Space extending to 132sqm/1421sq.ft

FEATURE/AMENITIES

- High Profile Office Building
- Air Conditioned
- Approx 5 years Old
- On Site Car Parking 3 Cars
- Suspended Ceilings
- Carpeted to 1st Floor
- Tile Flooring to 2nd Floor
- Double Glazed Windows
- Gated Entrance/Electric Gates
- Entryphone
- Partitioned Offices
- Disabled platform lift
- Impressive Entrance Hallway
- Independent Kitchen and WC accommodation
- Close to Buckhurst Hill Station & Shops

TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

COMMENCING RENTALS

2nd Floor - £45,000 pax

Rent is plus Vat, Business Rates and Service Charge.

LEGAL COSTS

To be paid by the ingoing tenant.

GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING Strictly by appointments via agent



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