

## UNIQUE OFFICE SUITE TO LET WITHIN THE ONLY OFFICE BUILDING IN CHIGWELL



### THE ESTATE HOUSE 201 HIGH ROAD CHIGWELL IG7 5BJ

**401 SQ FT (37.25 SQ M)**

**Location:**

The building is located in a stunning location on the Chigwell High Road close to the junction with Chigwell Park Drive. Chigwell (Central Line) underground station providing direct access to the City and West End is within easy walking distance.

**Accommodation:**

The available accommodation comprises of part of the first floor at the front of the main building. The premises are laid out as 2 cellular offices in excellent decorative order and have an approximate Net Internal Floor area (NIA) of 401 sq.ft. (37.25 sq.m.).

**Amenities:**

- \* Superb location
- \* Central Heating
- \* Shared M & F WC's
- \* Landscaped gardens
- \* Kitchenette
- \* Self contained
- \* Parking
- \* Immediately available
- \* 24 Hour access
- \* Redecorated common parts

**Terms**

**Lease:** A new lease/licence is available until April 2012.

**Rent:** £10,500 per annum exclusive.

**Service Charge:** Service charge for the current year is £1,874.

**Business Rates:** Payable by the Tenant. Currently £1,737.27 per annum payable.

**Legal Costs:** Each party to bear their own costs in this regard with the Freeholders costs to be shared equally.

**Possession:** Immediately upon completion of legal formalities.

**Viewing:** Strictly by appointment via joint sole agents:

**ADAM STEIN & CO**  
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