

## OFFICE BUILDING TO LET



### HIGH ROAD, CHADWELL HEATH, ESSEX RM6 569 SQ FT (52.87 SQ M)

**Location:** Situated in High Road, Chadwell Heath a short distance from the junction with Whalebone Lane and Kings Avenue.

**Description:** Comprising a small semi detached office building arranged over ground and first floor with gas central heating, small kitchen, WC and rear yard. The ground floor comprises one office and the first floor comprises two separate offices.

<b><u>Areas:</u></b>	Ground floor	23.82 sq m
	Kitchen/WC area	7.68 sq m
	First floor office 1	9.41 sq m
	First floor office 2	11.96 sq m
	Total area	52.87 sq m/569 sq ft

**Lease:** Available on a new Lease for a term to be agreed at £12,000 pa or freehold offers invited.

**Business Rates:** London Borough of Havering. Rateable Value £3,750. Rates Payable – approximately £1,818.75 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Sole Agents Claridges Commercial – 0845 205 0007**