

# HORNCHURCH

# TO LET

**HIGH PROFILE OFFICES TOTTALLING 371.43sqm/3,998sq.ft  
\*WITH CAR PARKING\***

**Ground Floor**

**411.9sqm/4,434sq.ft – NOW LET**

**1<sup>st</sup> Floor**

**422.9sqm/4,552sq.ft – NOW LET**

2<sup>nd</sup> Floor

371.43sqm/3,998sq.ft

**Totals**

**371.43sqm/3,998sq.ft**



**PIONEER HOUSE, NORTH STREET, HORNCHURCH, ESSEX RM11 1QZ**



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

## LOCATION

The Subject property occupies a high profile location in North Street virtually opposite The Queens Theatre and within easy walking distance to prime shopping parades in the Town Centre.

## DESCRIPTION

### \*B1 Office Use\*

High profile office building providing the following approx N.I.A. Floor Areas:-

2<sup>nd</sup> Floor-  
371.43sqm/3,998sq.ft

**Totals**  
**371.43sqm/3,998sq.ft**

### \*Plus Car Parking\*

- 3,998sq.ft – TO LET
- High Profile Office Building
- Car parking
- Mainly open plan
- 8 person Passenger Lift to all floors

## TENURE

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

## RENT

£17.50 per sq.ft. plus Vat and Business Rates.

## SERVICE CHARGE

A service charge will apply.

## LEGAL FEES

To be paid by ingoing tenant.

## EPC

On request

## 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



**01708 731200**

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