

# BUCKHURST HILL

# TO LET

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



**Ground Floor, Mountcharm House,  
102-104 Queens Road, Buckhurst Hill, Essex IG9 5BS**



01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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



## 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. 7 years ago.

The available accommodation comprises as follows:-

### Ground Floor

122 m<sup>2</sup> /1312sq.ft approx. with 2 allocated car parking spaces.

Plus external store – 19.32m<sup>2</sup> /208sq.ft

## FEATURE/AMENITIES

- High Profile Office Building
- Air Conditioned
- Approx 7 years Old
- On Site Car Parking
- Suspended Ceilings
- Carpeted
- Double Glazed Windows
- Full Height Glazing to Rear
- Gated Entrance/Electric Gates
- Partitioned Offices
- Disabled platform lift
- Impressive Entrance Hallway
- Kitchen and WC accommodation
- Close to Buckhurst Hill Station & Shops

## TENURE

New FRI lease/leases on term/terms to be agreed

## COMMENCING RENTAL

£45,000 pax - Rent is plus Vat, Business Rates and Service Charge.

## LEGAL COSTS

To be paid by the ingoing tenant.

## EPC

To follow

## 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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**Ref: ANDREW CAPLIN**

**M: 07870 166162**

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