

# HORNCHURCH

# TO LET

**INTERCONNECTING 2 QUALITY AIR-CONDITIONED OFFICE SUITES  
TOTTALLING 191.38sqm/2,060sq.ft APPROX  
\*WITH 6 CAR PARKING SPACES\***



**Suites 2 & 3 Ripon House, 35 Station Lane, Hornchurch, Essex RM12 6JL**

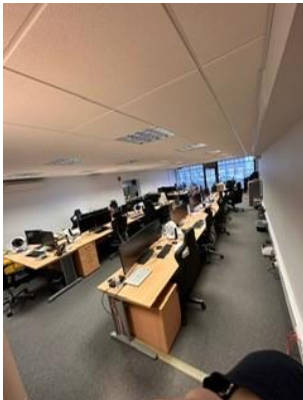
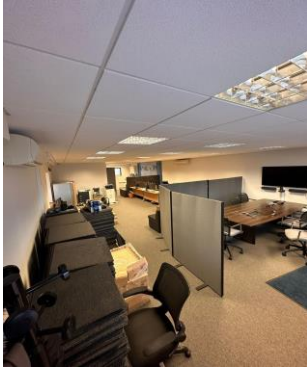


01708 731200

[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 prominent And convenient location in Station Lane at its Junction with High Street Hornchurch close to the Towns popular shopping facilities

## DESCRIPTION

Two Inter connecting quality Air Conditioned Office Suites extending to a total of 191.38sqm/2060sq.ft approx. with the benefit of 6 Car Parking Spaces.

## AMENITIES

- Quality Office Space
- Excellent decorative order
- Wall Mounted Air Con Units
- Fully Carpeted
- Suspended Ceiling
- 1<sup>st</sup> Floor Retail type Frontages
- Male & Female WC's
- Kitchen
- Comms room
- Perimeter Trunking
- Rear exit door to car parking
- 6 Car parking spaces

## TENURE

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

## COMMENCING RENTAL

£45,000 pax plus Vat, Rates & Service Charge

## NOTE

Consideration may be given to letting as 2 separate suites

Potentially on site furniture can remain in situ

## LEGAL COSTS

To be paid by the ingoing Tenant/Tenants

## 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.**

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



**01708 731200**

**Ref: ANDREW CAPLIN**

**M: 07870 166162**

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

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