

# Attractive Self-Contained Office

Total Area 143.68 m<sup>2</sup> (1545 ft<sup>2</sup>)

# TO LET

- Arranged over 2 floors
- Excellent Condition
- E Class Use
- Suit Office, Medical, Nursery etc.
- New Lease Available
- £30,000 pax
- Viewing Recommended

127 Station Road, Chingford,  
London E4 6AG



**Location**

The property is prominently situated on **Station Road**, Chingford's main commercial thoroughfare, in a prime position close to **Chingford Overground Station** (London Zone 5), which provides regular services to **London Liverpool Street** via Walthamstow and Hackney. The location benefits from strong footfall and excellent visibility, being surrounded by a mix of national retailers, independent boutiques, cafes, and restaurants.

Nearby occupiers include **Costa Coffee, Boots, Tesco Express, and Greggs**, alongside a range of local businesses that serve a well-established residential catchment. Chingford offers a vibrant suburban setting with easy access to the **A406 (North Circular Road), M11, and M25**, making it well-connected for both public transport users and drivers.

This affluent area of Northeast London combines strong local demographics with ongoing investment and development in the surrounding area, making it an attractive location for a wide range of commercial occupiers.

**Accommodation** - Self-contained office building over 2 floors with WCs and kitchen facilities.

**Ground**

Front Office	42.95 m <sup>2</sup>	(462.30 ft <sup>2</sup> )
Middle area	9.9 m <sup>2</sup>	(106.56 ft <sup>2</sup> )
Rear Office	13.98 m <sup>2</sup>	(150.48 ft <sup>2</sup> )
Kitchen	2.96 m <sup>2</sup>	(31.86 ft <sup>2</sup> )

**1st Floor**

Front Office	43.73 m <sup>2</sup>	(470.71 ft <sup>2</sup> )
Middle area	13.79 m <sup>2</sup>	(148.43 ft <sup>2</sup> )
Rear Office	13.91 m <sup>2</sup>	(149.72 ft <sup>2</sup> )
Kitchenette	2.46 m <sup>2</sup>	(26.48 ft <sup>2</sup> )
<b>Total Area</b>	<b>143.68 m<sup>2</sup></b>	<b>(1545 ft<sup>2</sup>)</b>

- Kitchen facilities on both floors
- 2 x WCs on the ground floor
- Rear annexe storage building 13.91 m<sup>2</sup> (150 ft<sup>2</sup>)
- Alarmed
- Carpeted / Air Conditioning / Gas central heating (untested)

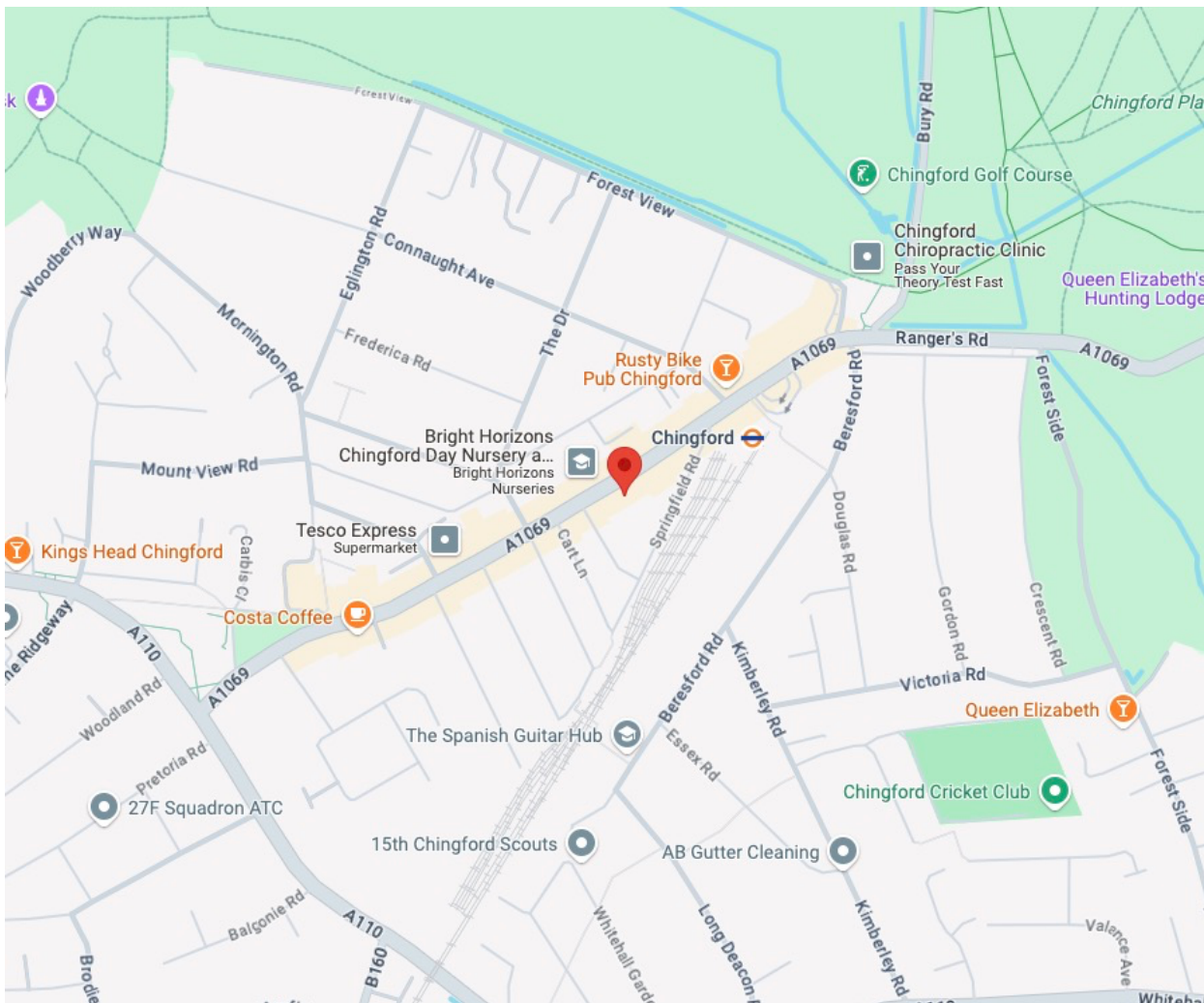
**Terms** - By way of a new Fri lease, length and terms to be agreed

**Rent** - Offers sought in the region of £30,000 pax









### Legal Costs

The ingoing tenant is to pay a contribution of £2000 + VAT towards the LL legal costs.

### Business Rates

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value	£20,250
Multiplier	0.499
Rates Payable	<b>£10,104.75 pa</b>

(n.b, contact Waltham Forest Council for verification)

### Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

### Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

### Viewing Highly Recommended

Strictly by appointment via agents  
 Jason Grant  
 020 8506 9900 / 020 8506 9905  
[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900