

A SELECTION OF STUNNING SMALL OFFICE SUITES

TO LET

**MERIDIAN HOUSE
62 STATION ROAD
CHINGFORD
E4 7BA**

**140 – 441 sq.ft.
13.01 – 40.97 sq.m.)**



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

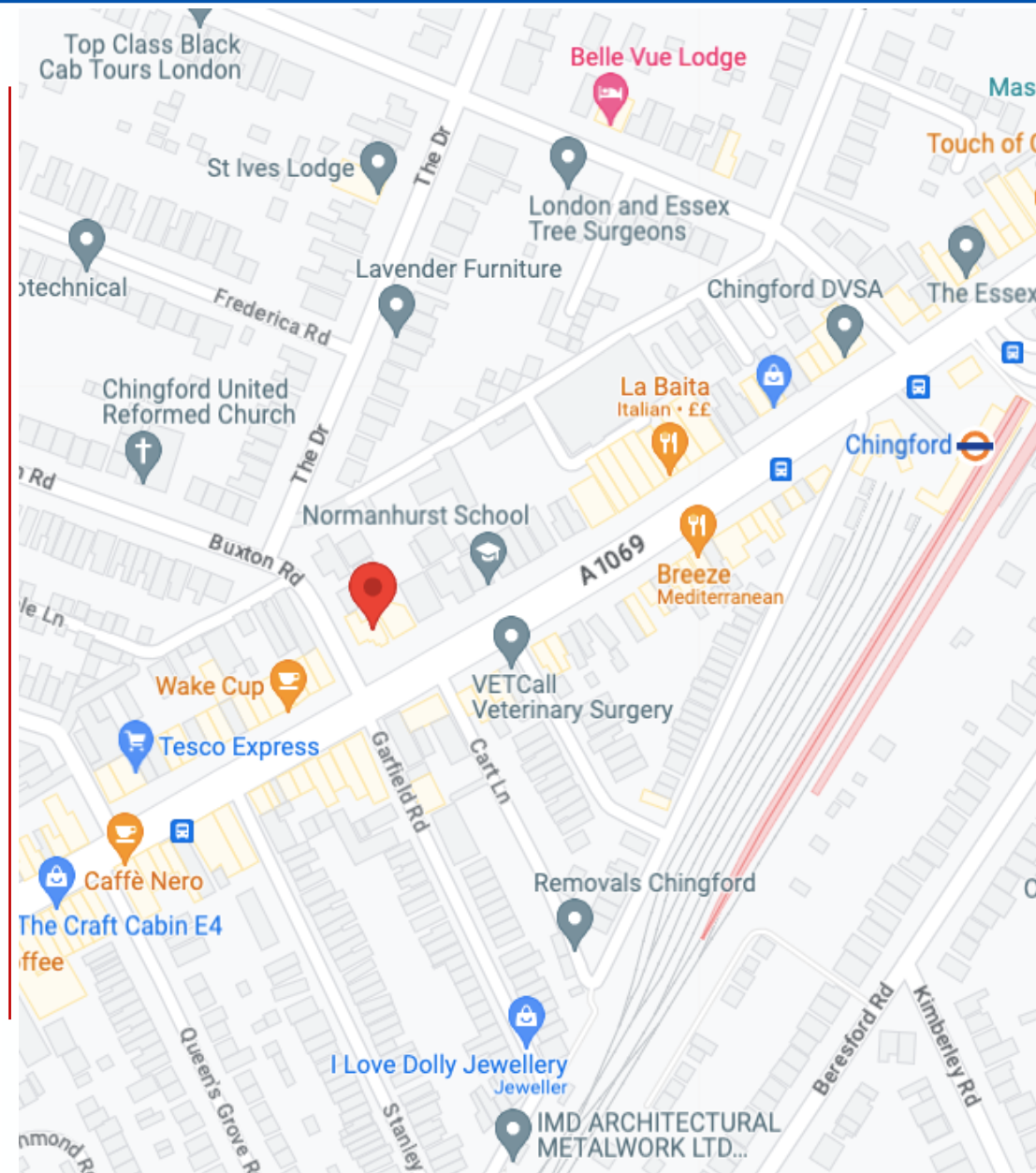
The property is well located at the end of an established mixed use parade at the Station Road/Buxton Road junction in the heart of North Chingford. Station Road has established itself as the 'Riviera' of East London with a number of thriving cafes, restaurants, coffee shops and bars within a thriving commercial district. Occupiers of note include Amazon Fresh, the Post Office, Greggs, Tesco Express and The Co-Operative as well as Lloyds and Natwest Banks.

Chingford Mainline overground station (Zone 5) is within very easy walking distance providing quick and easy access to the City via Liverpool Street in 29 minutes.

Furthermore, the immediate area is served by the following bus routes:

- 97 – Chingford St. to Stratford City Bus Station
- 179 – Chingford St. to Hainault Street, Ilford
- 212 – Chingford St. to St James Street Station, Walthamstow
- 313 – Chingford St. to Dame Alice Owen's School, Potters Bar
- 379 – Chingford St. to Yardley Lane Estate, Sewardstone
- 385 – Chingford St. to Salisbury Hall Sainsburys, Walthamstow
- 397 – Salisbury Hall Sainsburys to The Broadway, Debden
- 444 – Turnpike Lane Bus Station to Chingford St.
- 505 – Chingford St. to Harlow
- N26 – Charing X/Trafalgar Square to Chingford St. night service

* Information provided via TfL website.



Accommodation

The available accommodation comprises of a series of small offices suites on the ground as well as second (top) floors within this imposing period building.

All rooms benefit from central heating, double glazed windows, entryphone, window blinds and have been decorated to a very good standard.

Communal Male & Female WC's, kitchenette as well as a wet room for shower facilities are located on the ground floor.

Schedule of availability as follows:

Suite	Sq.ft.	Sq.m.
1	253	23.50 *
1a	188	17.47
4	140	13.01**
8 (two rooms)	323	30.01

* Suites 1 and 1a benefit from wood strip flooring and can be combined if required.

** Suite 4 benefits from Air Conditioning.



SUITE 1

Terms

Tenure

The suites are available by way of new 5 year leases to be contracted outside of the security of tenure and compensation provisions of the 1954 L & T Act. The new leases will be subject to mutual break clauses on the second anniversary.

Rent

Upon application

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Service charge

To be advised.

VAT

We understand the building is elected for VAT.

Business rates

N/A

Rental deposit

The Landlord reserves the right to request a rental deposit of up to 6 months rental subject to covenant.

Legal costs

The ingoing Tenant to be responsible for the Landlords legal fees to be capped at £1,000 plus VAT.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

EPC

72C

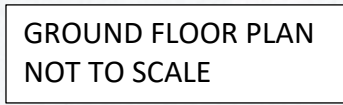
Viewing

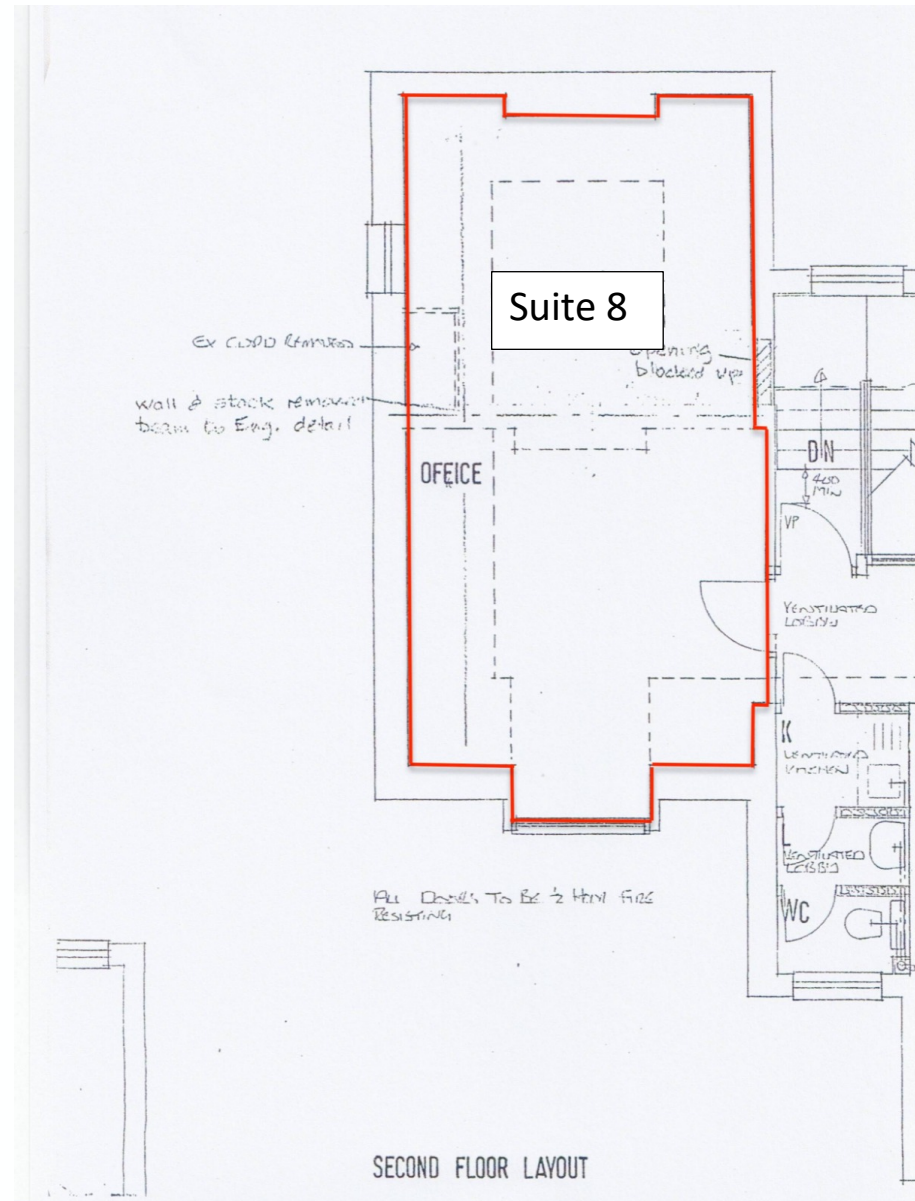
Strictly by prior appointment via sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313





SECOND FLOOR PLAN
NOT TO SCALE