



Delaney's

Front Lane, Upminster  
**£325,000**

FREEHOLD, DETACHED BUILDING FOR SALE | Freehold

This unique building is located behind Tesco Express in Front Lane, Cranham which is located to the south of Upminster town centre and station. The property has just undergone a complete refurbishment programme which included new electrics, plumbing and even a new roof. The open ground floor has stairs leading to the first floor which has another good sized open plan room, office, kitchen and two wc's. The property would be ideal for a company that requires office and storage space and is offered with no onward chain.

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

**Entrance**

Electric roller shutter, door to:

**Office 1**

46ft 6 x 11ft 6

Stairs to first floor.

**Office 2**

26ft 7 x 11ft 3

Double glazed window to rear, access to:

**Hall**

Double glazed window to front, door to:

**Office 3**

8ft 8 x 5ft 3

**Kitchen**

10ft 5 x 5ft 3

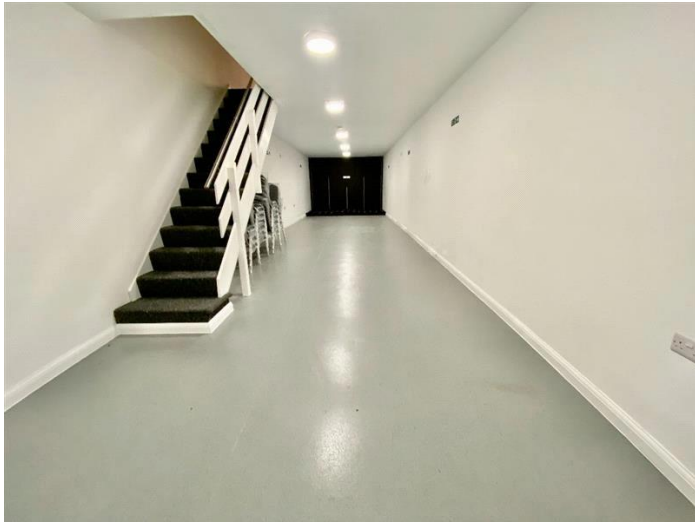
Sink unit with cupboard below, wall and base units with work surface, hob, oven and fan, hot water heater.

**WC**

Low flush wc and wash hand basin.


**WC**

Low flush wc and wash hand basin.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers/buyers to Palmers Solicitors, Lifetime Legal Ltd, Premier Property Lawyers and MyHomeMove Ltd. It is your decision whether you choose to deal with any of these companies. Should you decide to use any of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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