



Ripon House, Station Lane, Hornchurch

£1,916.67 pcm

OFFICE SUITE TO LET IN HORNCHURCH

This first floor office suite is located within walking distance of Hornchurch train station and all of Hornchurch's restaurants, shops and bars which currently includes Sainsburys, Costa Coffee, Nandos and Nationwide. Offering over 1350 sq ft, the suite is open plan with two partitioned offices, kitchen, two toilets and two allocated parking spaces to rear. The property has air conditioning and is available on a new lease with length and terms to be agreed.

Deposit: £5,750

Access

Access to the office is via a door on street level with stairs rising to a verandah and own door to:

Main Office

54ft 5 x 20ft 4 overall

Window to front, air conditioning unit, doors to two partitioned offices and door to lobby.

Office 2

20ft 3 x 11ft 8

Door and windows to main office, air conditioning unit.

Office 3

13ft 1 x 8ft 7

Door and windows to main office, window to front.

Lobby

Doors to kitchen, both wc's, storage room and to rear staircase.

Kitchen

7ft 2 x 7ft 1

Windows to rear, sink unit with cupboards below and hot water heater over, further wall and base units and work surface.

WC

Winds to rear, low flush wc, wash hand basin.

WC

Wind to rear, low flush wc, wash hand basin.

Parking

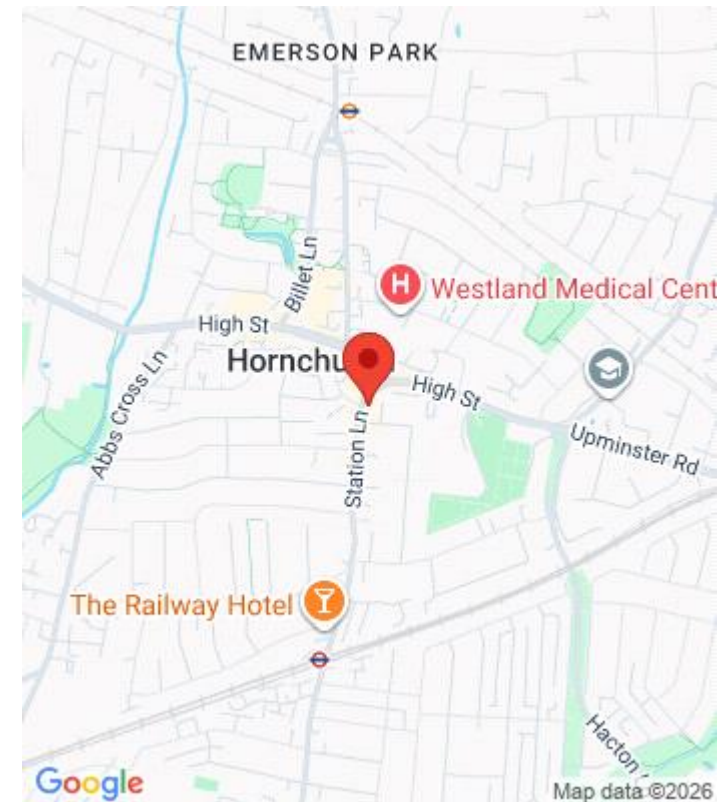
Two allocated spaces to rear.

ESTATE AGENTS NOTE

The tenant will be responsible for the service charge which is currently approx. £2500 pa, plus bills and rates (if applicable).



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 an 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+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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