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(1,148 SQ. FT.)

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TO LET – RETAIL/OFFICE SPACE

Unit 4 Ripon House, 35 Station Lane,
Hornchurch, Essex RM12 6JL



TO LET

**UNIT 4 RIPON HOUSE
35 STATION LANE
HORNCHURCH
ESSEX
RM12 6JL**

- ▶ **GROUND FLOOR
RETAIL/OFFICE UNIT**
- ▶ **TOWN CENTRE LOCATION**
- ▶ **102.72 SQ.M. (1,106 SQ.FT.) NIA**
- ▶ **2 PARKING SPACES**
- ▶ **INTERNAL ELECTRIC SECURITY
SHUTTER**

Location

Ripon House is situated in Hornchurch town centre at the junction of Station Lane with Appleton Way and High Street. Vehicular access to the rear car park is via Mavis Grove.

Hornchurch Underground Station (District Line) is approximately 0.6 miles distant, and Emerson Park Station is approximately 0.7 miles distant providing services between Upminster and Romford stations.

Description

The property comprises a self-contained ground floor retail/office unit which forms part of a larger mixed-

use building with offices suites on the first floor and residential units on the second floor.

The subject property has a hardwood framed shop front and offers a large open plan retail/office area together with a glass partitioned office, kitchen and toilet area to the rear. A discreet internally mounted security shutter is located to the front of the property.

Access for loading is provided from the rear car park. Two parking spaces are allocated to the unit in the rear car park.

Salient features include:

- **Open plan layout**
- **Glass partitioned office to rear**
- **Suspended ceiling with recessed lighting**
- **Good decorative order**
- **Kitchenette**
- **Toilets**
- **Internal electric security shutter**
- **2 allocated parking spaces**

Accommodation

The property has the following approximate net internal floor area (NIA):

Unit	SQ.M.	SQ.FT.
Ground Floor (NIA):	102.72	1,106
Parking:	2 spaces	

Lease Period/Term

The premises are offered on a new full repairing and insuring lease, for a length of term to be agreed.

Rent

£27,000 per annum exclusive of other outgoings. The rent is payable quarterly in advance.

Business Rates

The property has been assessed as having a rateable value of £31,250. Please note this rateable value figure does not represent the business rates payable on the property.

Interested parties are advised to contact Havering Council's Business Rates department in order to verify the business rates payable.

Email: business.rates@onesource.co.uk

Service Charge & Building Insurance

A service charge is levied which incorporates building insurance. The service charge budget for the financial year 25.12.2025 to 24.12.2026 is £2,321.16.

Energy Rating & Score

The energy rating assessment is summarised in the table below.

Property	EPC Rating	EPC Expiry
Retail Unit:	B-42	26.07.2036

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred, however, the prospective tenant will be required to provide an undertaking, via its solicitor, to

be responsible for the landlord's abortive legal costs, should the transaction not proceed to completion.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations (AML), an intending tenant will be required to complete an online identity and regulatory check. This check will be processed digitally via our compliance partner, **Thirdfort**.

Administrative Fee

J&L Commercial charges the intending tenant a £275 administrative fee to cover AML and referencing costs incurred relating any proposed letting. This fee is non-refundable whether or not the intending tenant is accepted by the landlord or whether or not the matter proceeds to completion.

Further Information

Available via sole agent:



Contact: John Waller
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Mob: 07880 741 146
Email: john@jandlcommercial.com











