

**TO LET - TOWN CENTRE OFFICES IN CHADWELL HEATH**  
 UNITS 1, 3, 4 AND 5, GRANARY COURT, 9-19 HIGH ROAD, CHADWELL  
 HEATH, ESSEX, RM6 6PY  
 1,020 SQ.FT - 4,477 SQ.FT ( 94.76 M<sup>2</sup> - 415.93 M<sup>2</sup> )



**Key Features**

- Car Parking with controlled ANPR system
- CCTV
- Burglar Alarm
- Intercom System
- Fob access

**Viewing**

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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**Location**

The units are situated within the heart of Chadwell Heath Town Centre on the corner of the High Road at it's junction with Station Road. Chadwell Heath serves as the nearest train station, a 7 minute walk from the property, offering frequent Jubilee Line services into London Liverpool Street within 25 minutes.

**Accommodation**

Comprising self-contained first and second floor office suites with male and female WCs fronting High Road, with access via the rear of the building. Approximate Net Internal Areas (NIA) as as follows:

Unit 1	1,140 sq.ft ( 105.91 m <sup>2</sup> )
Unit 3	1,178 sq.ft ( 109.44 m <sup>2</sup> )
Unit 4 - UNDER OFFER	1,020 sq.ft ( 94.76 m <sup>2</sup> )
Unit 5	1,139 sq.ft ( 105.82 m <sup>2</sup> )
<b>Total</b>	<b>4,477 sq.ft ( 415.93 m<sup>2</sup> )</b>

**Lease Terms**

The units are available separately or combined by way of a new effective Full Repairing and Insuring (FRI) lease for a term to be agreed.

**Rent**

£15 psf per annum exclusive

**Rates**

Ratable Value	Interested parties are advised to verify their business rates liabilities with the Valuation Office Agency (VOA) and Barking and Dagenham Council. Subject to status, occupiers may be eligible for Small Business Rates Relief or exemption. Where more than one suite is leased together, the Rates will need to be re-assessed.
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**VAT**

Value Added Tax is applicable in respect of this property.

**Service Charge**

A Service charge is applicable in respect of this property. Further details on request.

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own.



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.