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H.C. BLAKE & CO
ESTABLISHED OVER 70 YEARS
HORNCHURCH
COMMERCIAL AND BUSINESS TRANSFER

TO LET SECOND FLOOR OFFICE SUITE



SUITE 5, STANHOPE HOUSE, HIGH STREET, STANFORD-LE-HOPE, SS17 0HA

DESCRIPTION & LOCATION

Excellent second floor office premises located in the busy High Street of Stanford-le-Hope. The premises have the benefit of Class E (Office) Use. Stanford-le-Hope railway station on the line to London Fenchurch Street is within easy reach as is the A13 road leading to the M25, Dartford Crossing, Docklands and Central London.

ACCOMMODATION briefly comprises:

- ❖ ENTRANCE LOBBY
- ❖ ROOM 1 – 13'1 x 15'5 (4.0m x 4.7m). Double glazed window to front.
- ❖ ROOM 2 – 12'8 x 9'11 (3.87m x 3.03m). Storage cupboards.
- ❖ ROOM 3 – 12'6 x 9'11 (3.8m x 3.02m).
- ❖ KITCHEN – 7'1 x 3'3 (2.14m x 1.01m). Electric water heater. Stainless steel sink and drainer. Laminated flooring.
- ❖ W.C. – High level w.c. Hand basin. Electric water heater.
- ❖ INTERCOM SYSTEM

TENURE

Leasehold. New lease by negotiation.

RENT

£6,950 per annum exclusive.

BUILDING INSURANCE & SERVICE CHARGE

Building Insurance - £330.38 for the current year;
Service Charge - £540 for the current year

RATING

We are informed by the Valuation Office website that the current rateable value for the suite is £4,550. For small businesses there will also be a reduction available in the rates payable and interested parties must make their own application to the Local Authority within six months of taking occupation.

SERVICES

Please note that any services mentioned have not been tested and therefore prospective tenants should satisfy themselves as to their operation.

VIEWING

By appointment through H. C. Blake & Company.



Ref: LE22/10