

TO LET Offices

13/15 Hall Lane, Chingford
London, E4 8HH

Key information

- ❑ Prominent location above Sainsbury's
- ❑ Pay and Display Car Park
- ❑ Planning Use Class E
- ❑ Size – 8,844 sq ft
- ❑ Quoting rent upon application

Contact

Rob Fraser – 07894 605513
Rob.fraser@rapleys.com

Ella Traynor – 07598 028582
ella.traynor@rapleys.com



Location

The property is located on the South side of Hall Lane between Chingford Mount and Tuflon Road.

The offices are above Sainsbury's with pay and display car park to the rear.

Accommodation

The office accommodation provides the following approximate internal floor areas:

	Sq m	Sq ft
First	416	4,366
Second	405.60	4,478
Total	821.60	8,844

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

A new effective full repairing and insuring lease for a term to be agreed.

Tenure

Quoting Rent on £10 per sq ft.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

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- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

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Ella Traynor – 07958 028582
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0370 777 6292

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