



**Ashton Road, Harold Hill**

**£1,750 pcm**

GROUND FLOOR OFFICES TO LET

An amazing opportunity to rent ground floor offices within in this unit located near Gallows Corner giving easy access to the A12, A127 and M25. Your own entrance leads to a hallway and reception/office 1, a large open plan office, kitchen and two toilets. With parking to front and the possibility to rent a store room for an additional £350 pcm, call our commercial department to view.

Deposit: £5,250

**Entrance**

Door with entry phone to lobby and further door to:

**Office 1**

18ft x 11ft

Double glazed windows to front, counter, air conditioning unit, access to:

**Main Office**

26ft 7 x 24ft

Double glazed windows to front and flank, air conditioning unit.

**Kitchen**

21ft x 13ft 4

Sink unit with cupboard below, wall and base units with work surfaces, hob, oven and fan.

**WC**

Low flush wc, wash hand basin.

**Disabled WC**

Low flush wc, wash hand basin, emergency pull cord.

**Parking**

Allocated spaces to front.

**ESTATE AGENTS NOTE**

Rent is plus Vat and for an additional £250 all bills will be included.



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 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 any 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 transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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  
 Delaney's 29 Station Road, Harold Wood, Essex RM3 0BP  
 Tel: 01708 922 383 Email: [commercial@delaneyproperties.co.uk](mailto:commercial@delaneyproperties.co.uk)  
 Website: [www.delaneyproperties.co.uk](http://www.delaneyproperties.co.uk)