

## TO LET 2<sup>ND</sup> FLOOR OFFICE



### PIONEER HOUSE, NORTH STREET, HORNCHURCH, RM11 1QZ

- Total 2<sup>nd</sup> Floor NIA Approx 3998 Sqft
- Previously used as office building.
- The ground & first floor Let.
- Parking Available (TBC)

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### Location:

The property is located on North Street, opposite The Queens Theatre and walking distance to prime shopping parade/town centre.

### Description:

Self contained office block with parking (tbc), alternative USE can be considered. The 2<sup>nd</sup> floor is currently partitioned into small offices and can be removed to have large open plan.

Communal entrance/heating/toilets/lift.

2<sup>nd</sup> Floor: 3998 sqft

### Tenure:

New FRI Lease.

### Price:

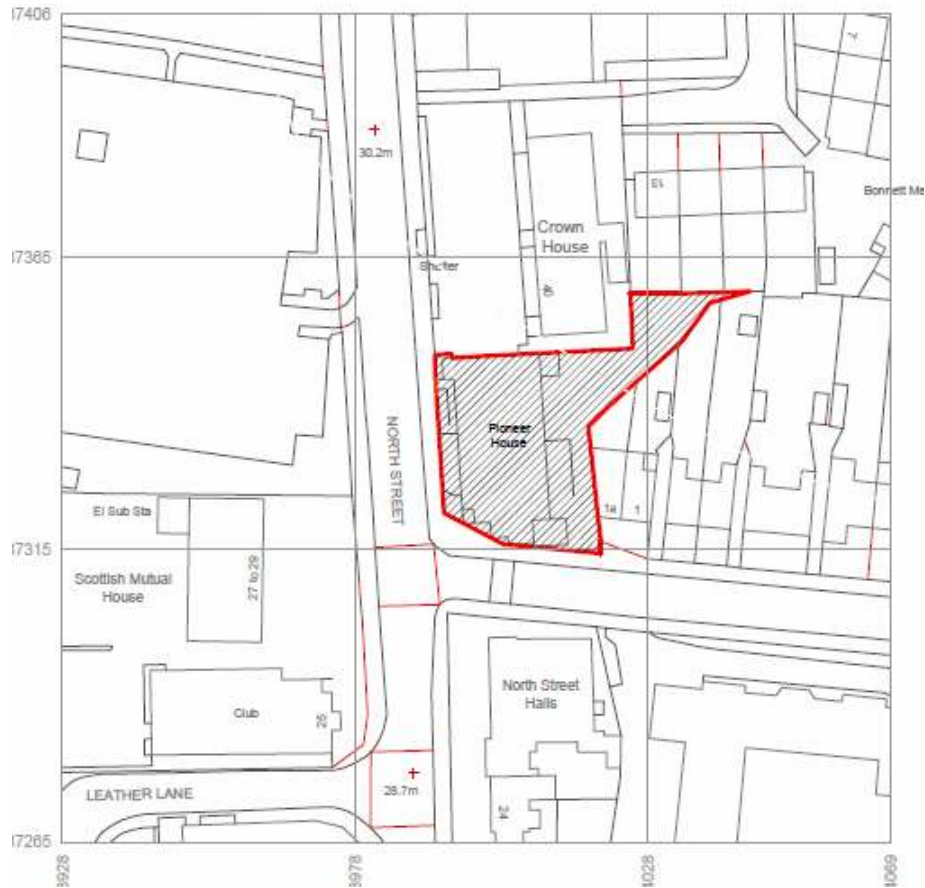
**From £15 per Sqft + Vat. Service Charge not included.**

### Legal Costs:

Both parties' legal costs are to be borne by the ingoing tenant.

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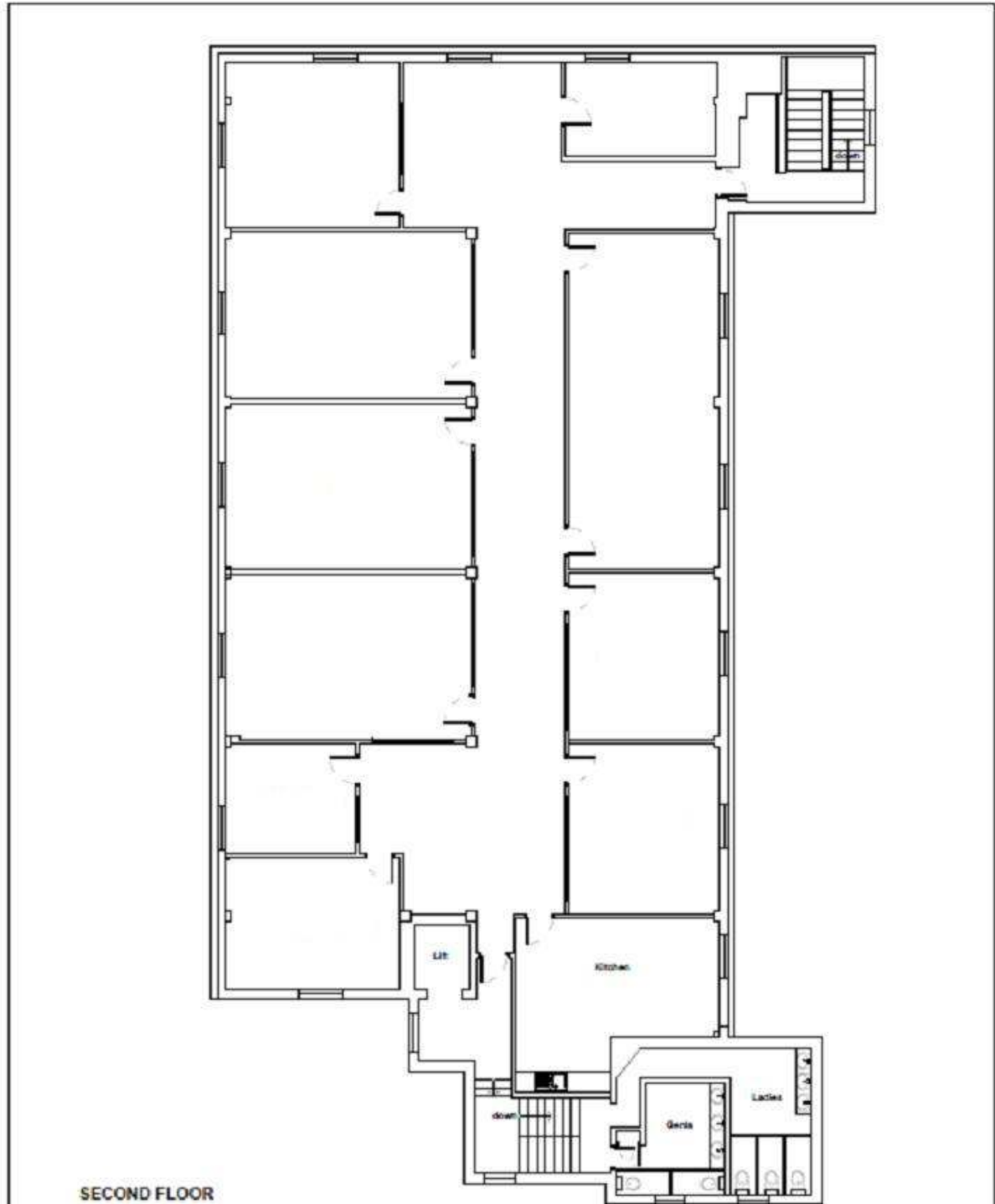




*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchaser/tenant should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*

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