



# To let

Retail Unit, Grange Hill Station, IG7 5QB

Places  
for  
London

 The TfL Property  
Company

Grange Hill is a London Underground station on the Central line which lies in the parish of Chigwell in the Epping Forest district of Essex. The boundary with the London Borough of Redbridge is immediately to the east of the station buildings. The station is between Hainault tube station and Chigwell tube station.

## Zone 4

## 0.35 million

Annual Station Footfall.



**Description:**

The subject unit occupies a prominent position on the left side of the station building when exiting.

The unit has a simple configuration. It benefits from glass frontage at the front and its own entrance. There is a glass wall between the unit and the inside of the station ticket hall increasing the unit's visibility.

**Unit Size:**

Ground Floor: 201 sq ft (19.52 sq m)

**Services:**

Power only. No Water & Drainage.

**Usage:**

Retail and services

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

**Rent:**

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**ALL ENQUIRIES:**

Maia Walker  
Maia.walker@cushwake.com

Victoria Davies  
Victoria.Davies@eur.cushwake.com

