

INCORPORATING...

brian **dadd** commercial

FOR SALE

£1,250,000

- Rare opportunity
- Industrial unit suitable for a variety of uses
- Approx 4,624 sq ft
- Possible development potential (STPP)
- 3-phase electricity supply included
- Electrical vehicle 22kw charging point included
- Includes forecourt for parking, loading & unloading

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

UNITS 1 & 2 THE HAT WORKS, 10 RECTORY LANE, LOUGHTON, ESSEX, IG10 2RL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The property is located off Rectory Lane, to the north of Loughton Town Centre. Access to the motorway network is via Junction 5 of the M11 (southbound) at Debden or Junction 26 of the M25 at Waltham Abbey. Loughton and Debden Underground Stations are on the Central Line and provide regular train services into Central London and out to Epping. The area is also served by local buses.

Description

Comprising a ground floor industrial unit which has previously been used by a printing company for many years and would be suitable for a variety of uses. As an employment site, the proximity to Loughton and Debden aids staff recruitment and retention, as well as pedestrian access to nearby Post Office and shops adding convenience.

At the front of the building is a forecourt for parking or loading/unloading. The premises benefit from 3-phase electricity (untested), an electrical vehicle 22kw charging point, newly installed modern efficient gas heating and cooling system (untested), office space, a roller shutter, kitchenette and toilet facilities. The premises may be suitable for redevelopment and/or reconfiguration (subject to gaining the necessary consents) and are more particularly described as follows:

- Industrial unit: 4,624 sq ft (429.6 sq m).
- Offices, kitchenette & toilet facilities included.
- Forecourt for parking/loading/unloading.
- Maximum eaves height of 14'7" (4.4 m) allows fork lift truck use.

All measurements quoted are on the basis of Gross Internal Area and are approximate only.

Terms

The freehold is available, with vacant possession, for £1,250,000.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £35,750

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £17,839.25

Interested parties are advised to confirm current rate liability with the Local Authority.

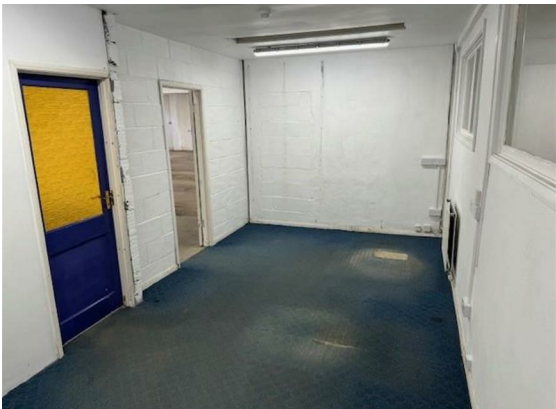
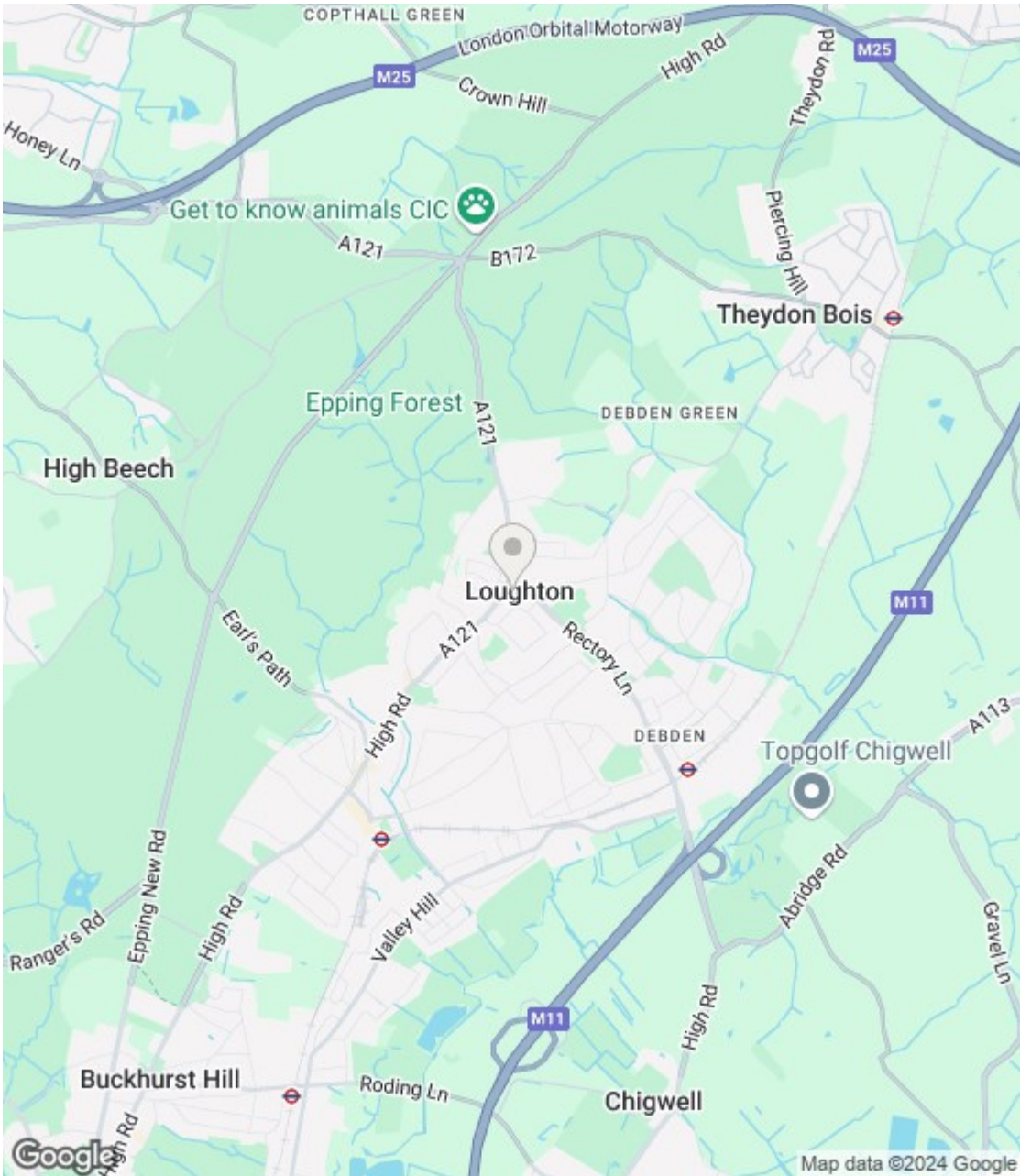
Viewings


Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



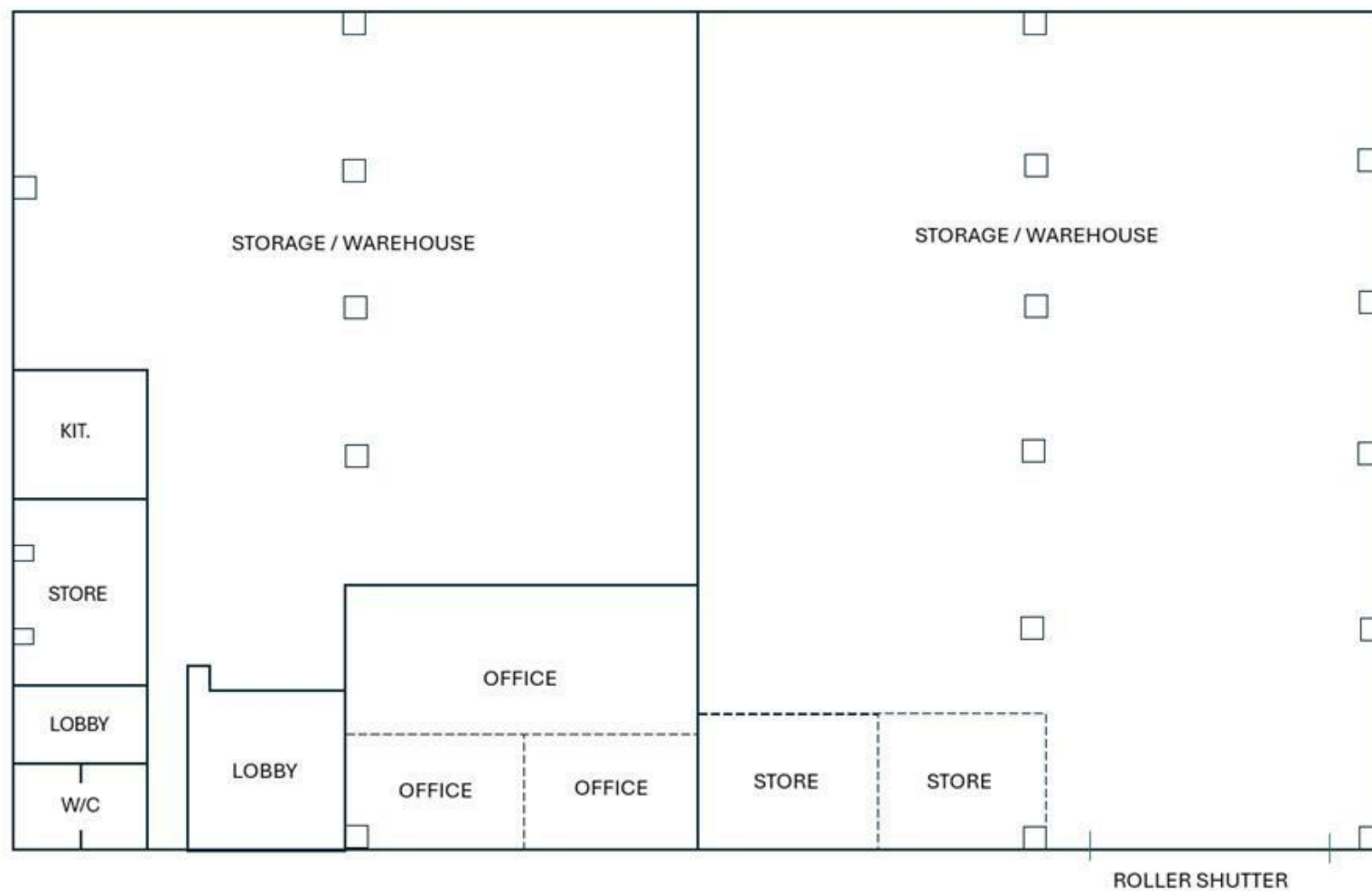
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COMMERCIAL