



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£37,500 PER ANNUM

- First floor office
- Approx 1,870 sq ft (GIA)
- Includes 5 parking spaces
- Within gated development
- Suitable for a variety of occupiers

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

FIRST FLOOR OFFICE, UNIT 2 YORK HOUSE LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TQ



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.

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Location

The property is located on Langston Road, Loughton. Along Langston Road are a number of well-known occupiers such as BMW, Mercedes, Volkswagen, Kier (London) and the Higgins Group. Access to the motorway network is via Junction 5 of the M11 (southbound only) at Debden or Junction 26 of the M25 at Waltham Abbey. The nearest tube station is Debden, which is on the Central Line, and this provides a regular commuter service to and from London.

Description

Comprising a modern first floor office totalling 1,870 sq ft (173.7 sq m), located within a gated commercial development.

The premises would suit a variety of occupiers and are currently divided into a main office with a separate boardroom and 2 smaller offices. Male and female toilet facilities and a kitchenette are included.

5 allocated parking spaces included.

Please note that the above measurement is given on a Gross Internal basis and is approximate only.

Terms

The premises are available to let, on terms to be agreed, at a rent of £37,500 plus VAT per annum.

Business Rates

Epping Forest District Council have informed us of the following;

2023 Rateable Value: £23,500

2025-26 UBR: 0.499 P/£

2025-26 Rates Payable: £11,726.50

All interested parties are advised to verify these figures with the local rating authority.

Legal Costs

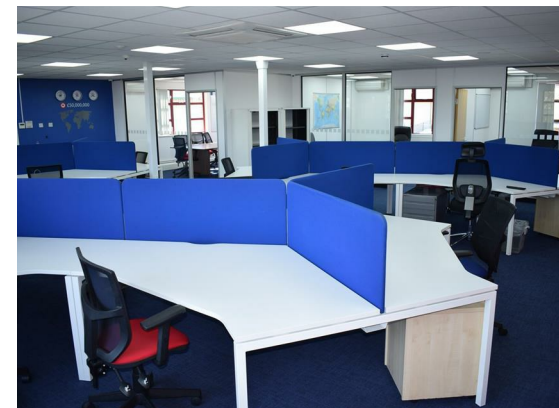
To be met by the incoming tenant.

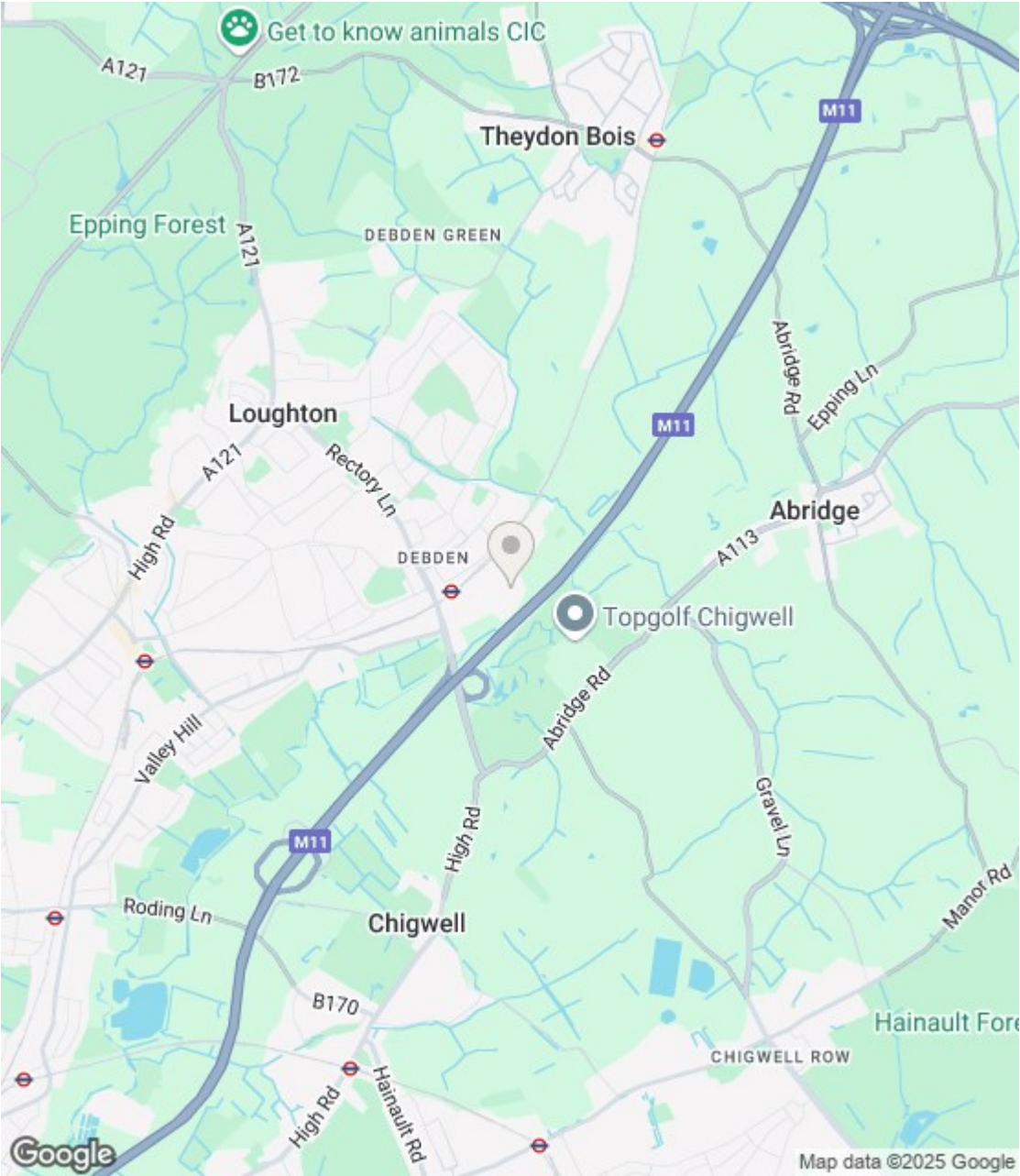
Viewings


Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(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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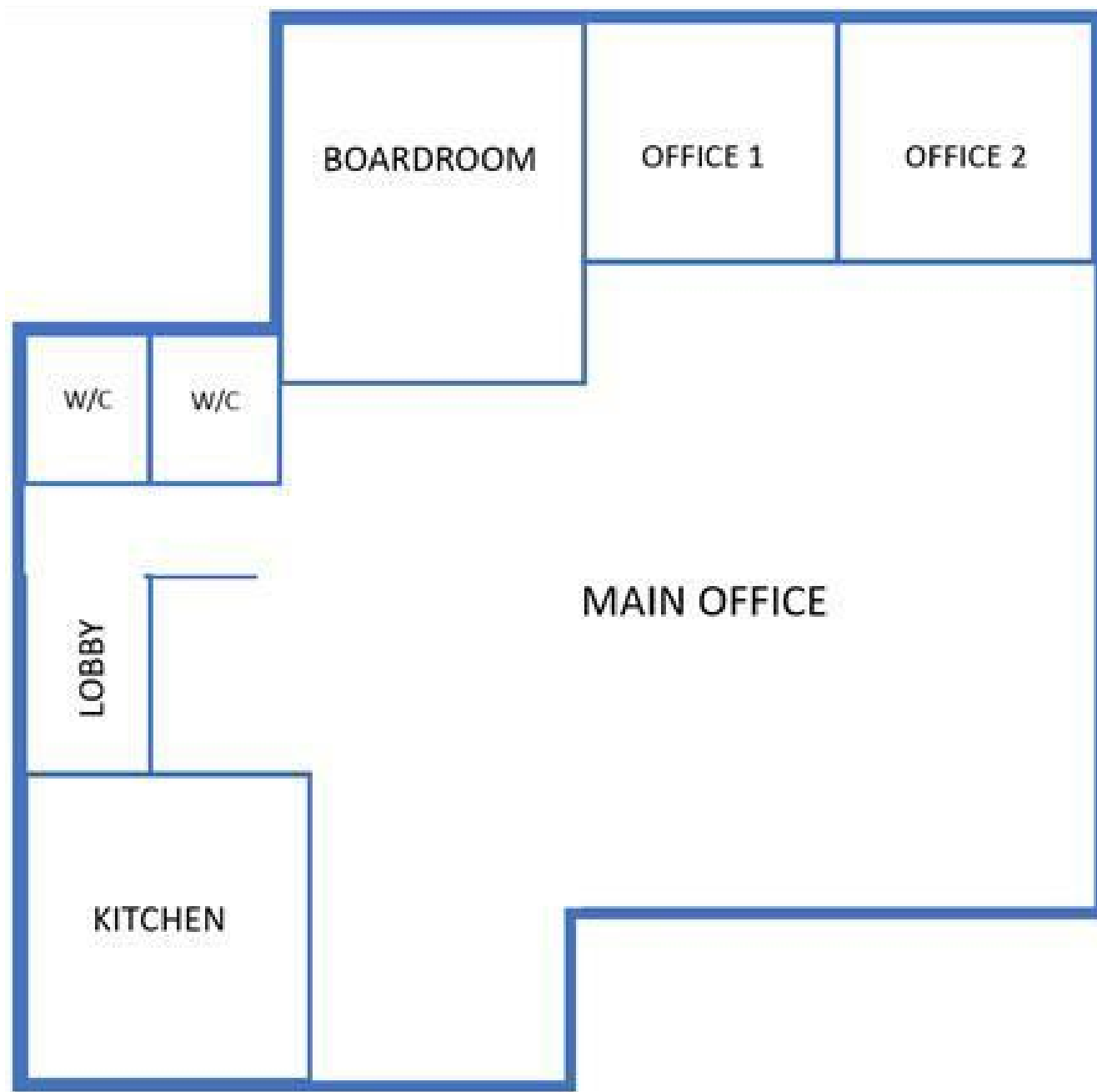
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