

INCORPORATING...

brian **dadd** commercial

TO LET

**£475 PER CALENDAR
MONTH**

- 1st floor office
- Queens Road location
- Parking included
- Approx 123 sq ft
- Available by way of flexible licence agreement
- Close to station

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

OFFICE 4, CHALLENGE HOUSE, 57-59 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BU



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

Situated in the lower section of Queens Road, which is the main commercial and shopping area of Buckhurst Hill. Queens Road comprises numerous boutiques, cafes and restaurants, as well as a variety of multiple and independent traders. Car parking facilities (pay and display) are available on the street and in the station car park. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton or the M25 at Waltham Abbey.

Description

Comprising a 1st floor office of approximately 118 sq ft (11 sq m) with shared toilet facilities. One rear parking space is allocated to the office.

Terms

This property is available on a licence agreement for £475 per calendar month. In addition, the tenant will be responsible for their own electricity supply (separately metered) maintenance, building insurance contribution and water is Approx. £750 per annum. The agreement will be outside the Landlord and Tenant Act 1954.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £3,000
2025/26 UBR: 0.499 P/£
2025/26 Rates Payable: £1,497

Interested parties may benefit from Small Business Relief and are therefore advised to verify these figures with the local rating authority.

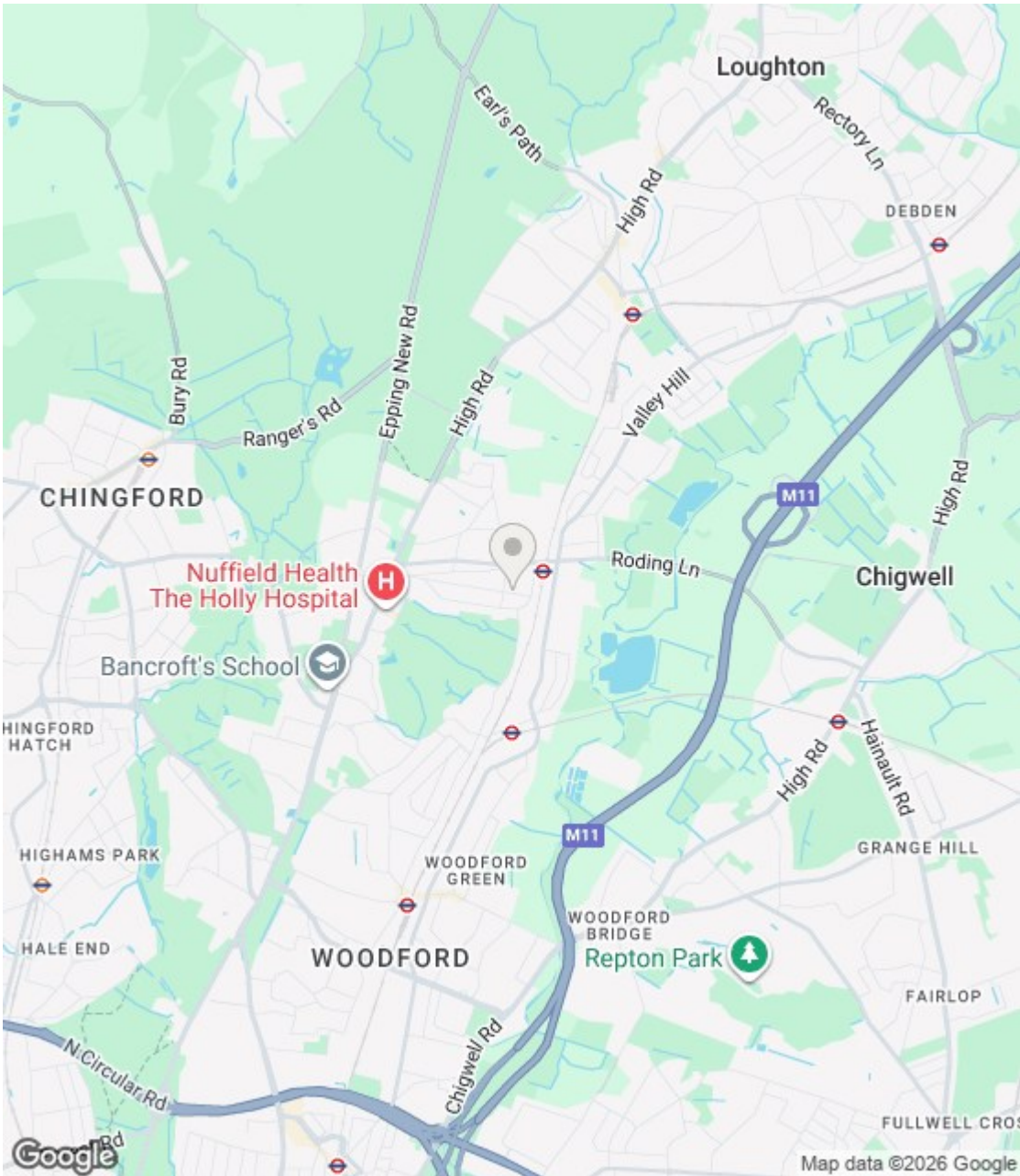
Viewings


Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

This property has 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	60	60
(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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