



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£21,000 PER ANNUM

- Ground floor office/light industrial unit
- Approx 980 sq ft
- Suitable for a variety of occupiers
- Includes 4 parking spaces
- Roller shutter
- Includes 3-phase (untested)

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

UNIT 3 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.

COMMERCIAL

Location

Situated 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 closest 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 ground floor office/light industrial unit of 980 sq ft (91 sq m), located within a gated commercial development. The premises are currently used as offices and storage by a music company but would be suitable for a variety of occupiers.

Male and female toilet facilities included.

Roller shutter included.

4 allocated parking spaces included.

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

Terms

Available by way of a new lease, on terms to be agreed, at a rent of £21,000 plus VAT per annum. Service charge details available upon request.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £14,250

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £7,110.75

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

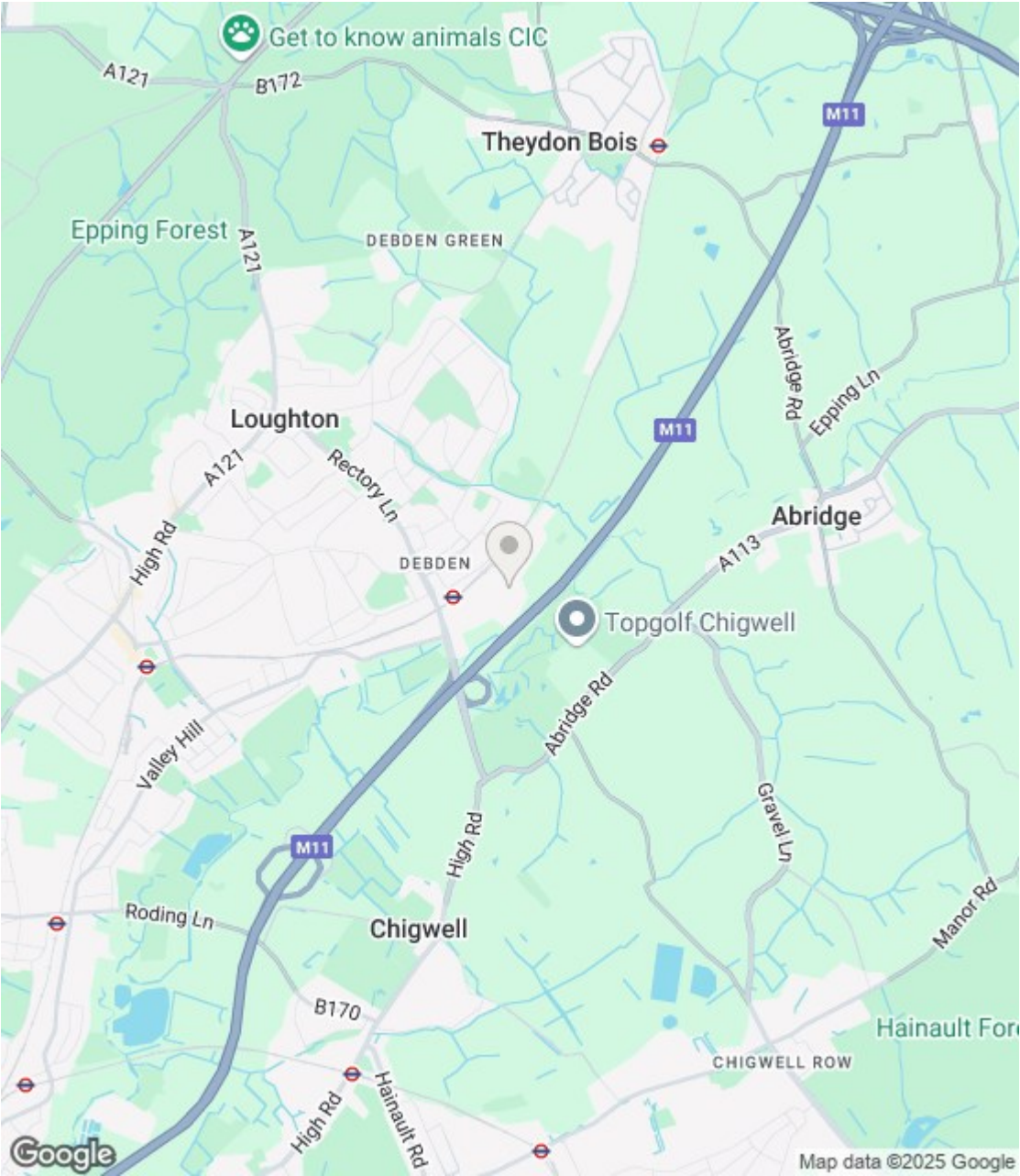
Viewings




Strictly via sole agents Clarke Hillyer, tel 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		
(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		

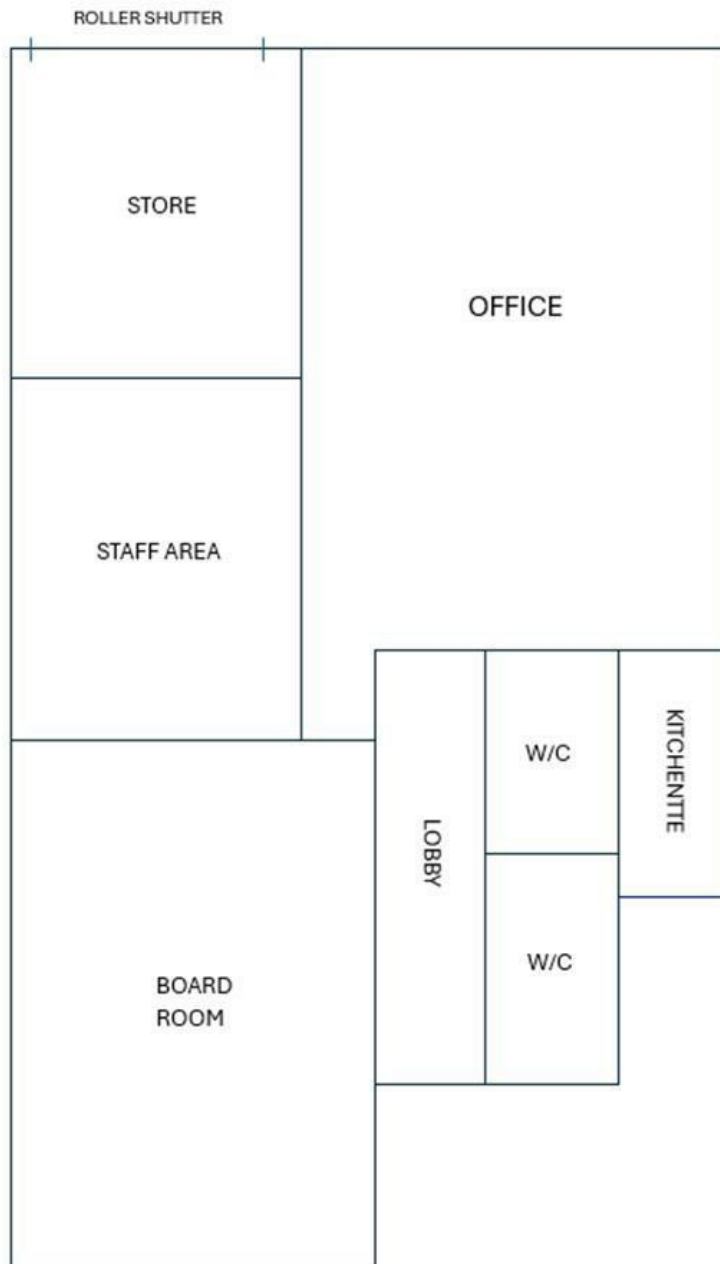


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