



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£6,900 (FROM) PER
ANNUM

- Serviced offices
- EPC rating - C
- From 93 sq ft - 8.6 sq mtrs
- Flexible terms
- Central location
- Close to transport

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

9-11 HIGH BEECH ROAD, LOUGHTON, ESSEX, IG10 4BN



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

Situated on High Beech Road, Loughton, which is just off the High Road, where a number of multiple retailers such as Marks and Spencer, Multiyork and New Look are present. There are also a number of banks and cafes/restaurants located on the High Road. Pay and display parking is available on the street, and there is a large car park to the rear of Marks and Spencer. The Central Line Underground station at Loughton provides a regular commuter service to and from London and access to the motorway network is via junction 26 of the M25 at Waltham Abbey or via junction 5 of the M11 at Loughton (southbound only).

Description

The premises comprise a multi-let office building. Currently 3 adjacent 1st floor offices are available to let, comprising the following floor areas:

Room 10: 176 sq ft (16.4 sq m)

Room 11: 190 sq ft (17.7 sq m)

Room 12: 177 sq ft (16.4 sq m)

Room 14: First floor - 121 sq ft - £575 + vat pcm - AVAILABLE.

Room 18: Ground Floor - 93 sq ft (8.6 sq m) - £450 pcm + vat pcm

Room 19: 95 sq ft (8.8 sq m) - £450 +vat pcm

Toilet and kitchen facilities available.

All measurements quoted are approximate only.

Terms

The offices are available by way of 3 monthly rolling agreements, which are excluded from the Landlord and Tenant Act 1954. The offices are available at the following figures, which include rent, rates, heating and lighting:

Room 10: £8,400 plus VAT per annum.

Room 11: £8,400 plus VAT per annum.

Room 12: £8,400 plus VAT per annum.

Viewings

Strictly by appointment only. Please contact agents Clarke Hillyer on 020 8501 9220.

EPC

The property has an Energy Performance Certificate rating of C.

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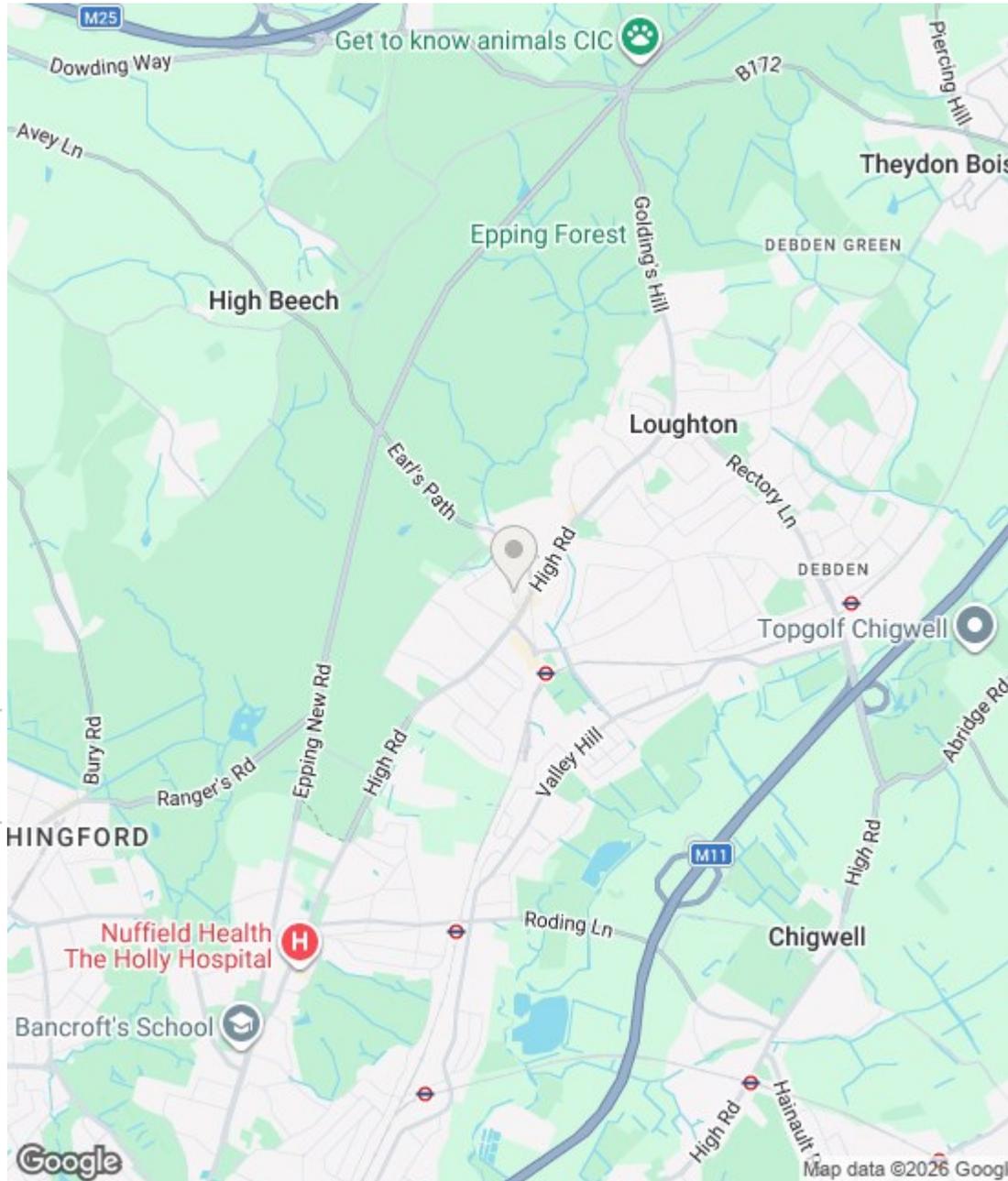
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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