

INCORPORATING...

brian **dadd** commercial

TO LET

£21,000 PER ANNUM

- Ground floor commercial unit
- Approx 1,050 sq ft plus mezzanine
- 4 parking spaces included
- New lease
- Suitable for a variety of uses
- Air-conditioning

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
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# UNIT 10 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.



#### 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 light industrial unit of 1,050 sq ft (97.5 sq m), located within a gated commercial development. The premises are currently occupied by an electrical company and are used as offices and storage.

Kitchenette and male and female toilet facilities included.

The premises also benefit from air-conditioning and a mezzanine of 227 sq ft (21 sq m).

4 allocated parking spaces included.

All measurements quoted are approximate only.

#### Terms

The premises are available to let, on a new full repairing and insuring lease, at a rent of £21,000 plus VAT per annum.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £15,500

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £7,734.50

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

#### Legal Costs

To be met by the ingoing tenant.

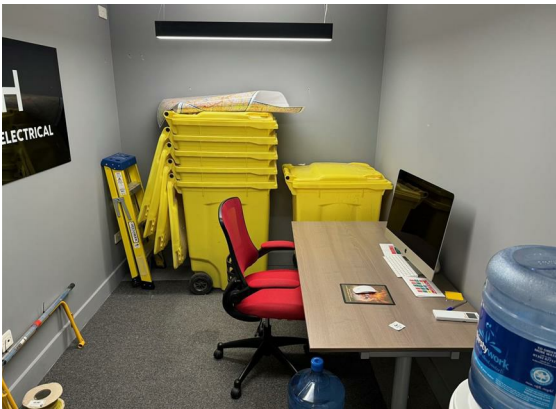
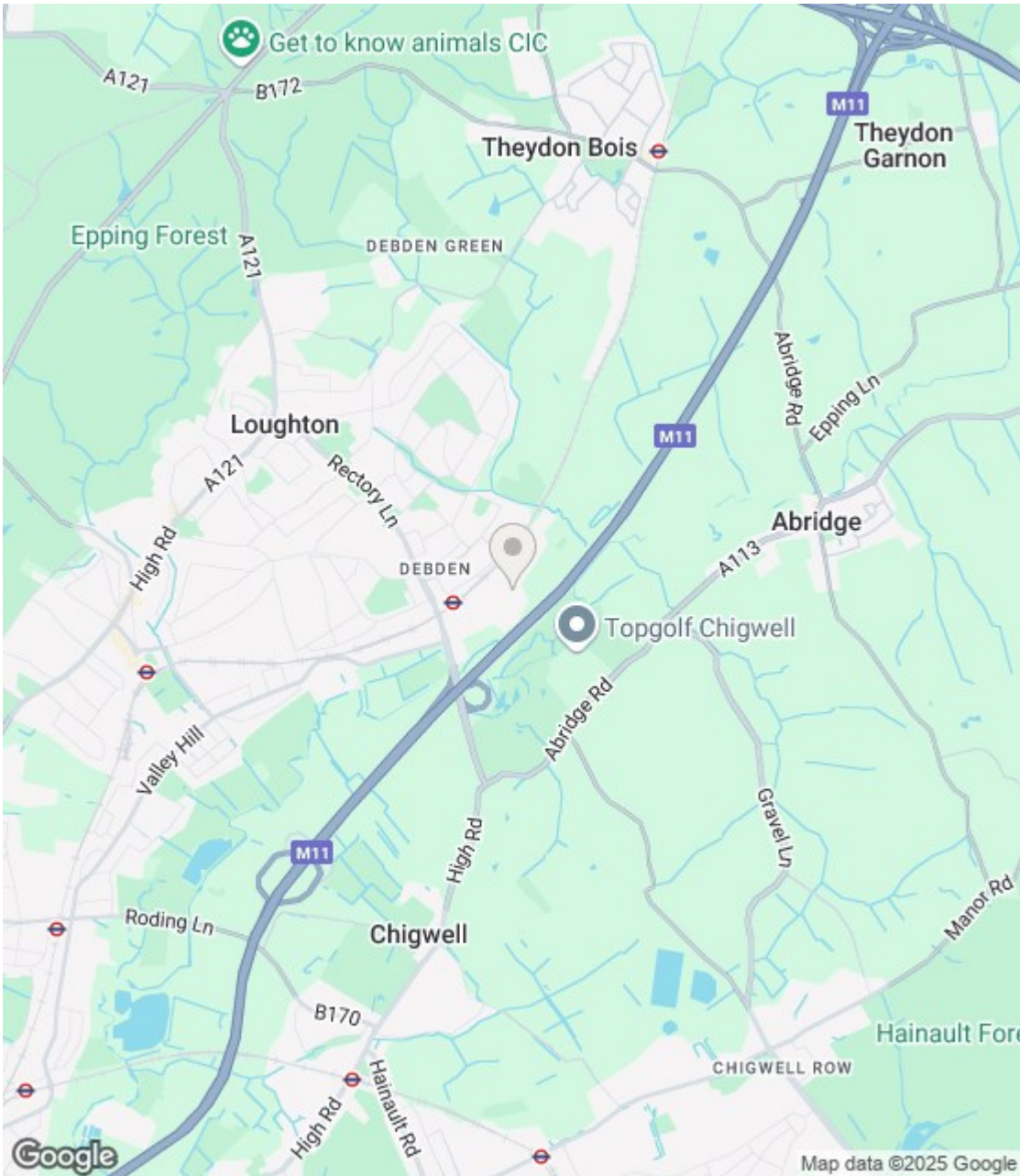
#### Viewings


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) <b>A</b>		
(81-91) <b>B</b>	79	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

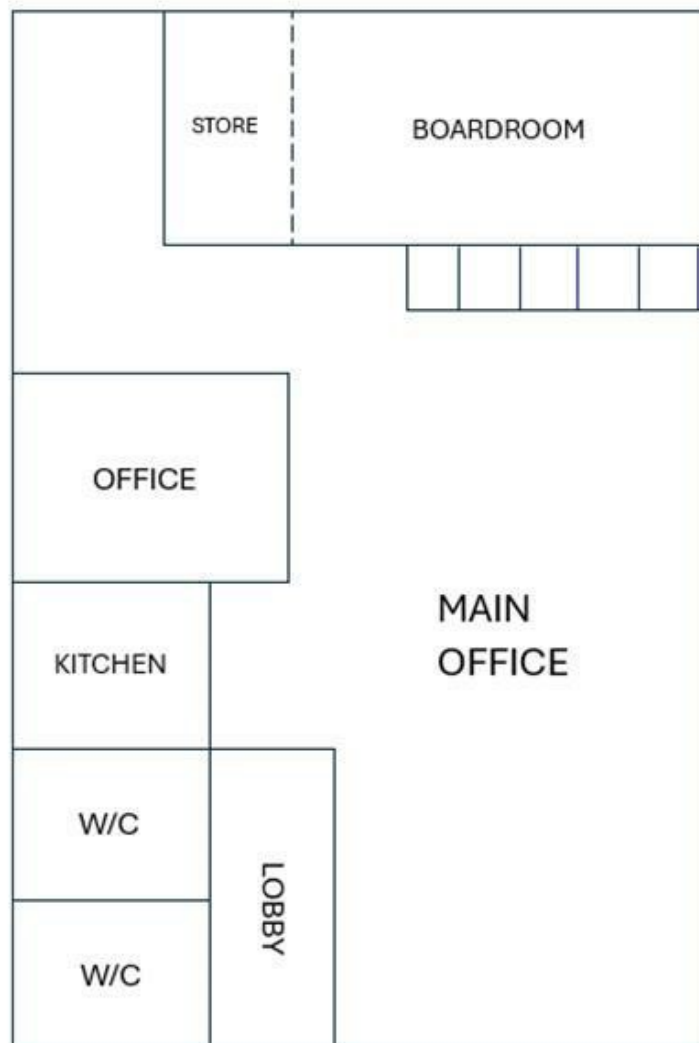


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