



**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£650 (FROM) PER  
MONTH**

- Serviced office suites
- Character building
- Parking available
- Excellent condition
- High Road location
- Communal facilities
- Recently reduced
- Close to station

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

# SERVICED OFFICES, 113 HIGH ROAD, LOUGHTON, ESSEX, IG10 4JA



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 Road, Loughton, where a number of multiple retailers such as Marks and Spencer, Card Factory and New Look are present. There are also a number of banks and cafes/restaurants located on the High Road. 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

Comprising serviced suites within a character building. Allocated parking is available. Currently the following offices are available to let:

##### Ground Floor:

Suite 1: 185 sq ft (17.2 sq m) - NOW LET

Suite 2: 118 sq ft (11 sq m) - NOW LET

Suite 3: 147 sq ft (13.7 sq m) - £900 + vat per calendar month - AVAILABLE

Suite 4: 92 sq ft (8.5 sq m) - £650 + vat per calendar month - AVAILABLE

##### First Floor:

Suite 5: 184 sq ft (17.1 sq m) - NOW LET

Suite 6: 143 sq ft (13.3 sq m) - £950 + vat per calendar month - AVAILABLE

Suite 7: 182 sq ft (16.9 sq m) - NOW LET

Suite 8: 110 sq ft (10.2 sq m) - NOW LET

Shared toilet and kitchen facilities available.

All measurements quoted are approximate only.

#### Terms

The premises are available on annual licence agreements which include rent, heating, lighting, water and the cleaning of communal parts. The offices are accessible 24 hours per day, 7 days per week.

Licensees will be required to pay the licence fee monthly in advance and provide a deposit equal to 6 weeks' rent.

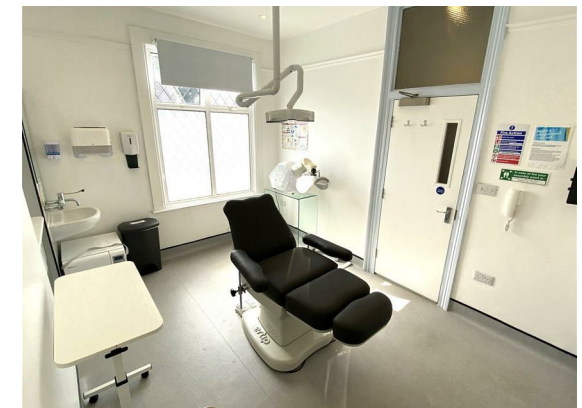
Parking is available by way of licence for £95 plus VAT per calendar month.

#### Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of E.



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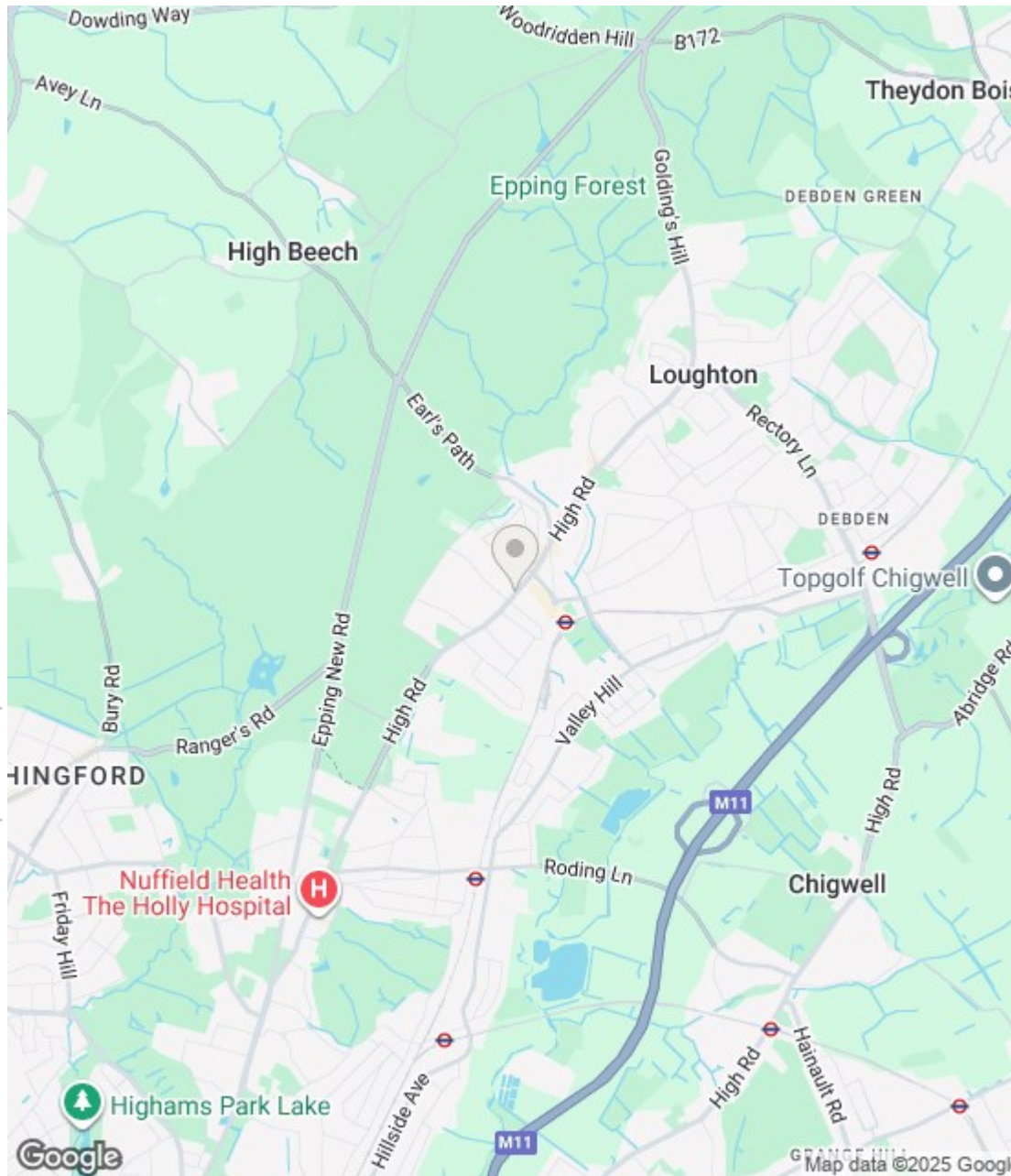
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	<b>48</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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