



PER ANNUM

£18,000 Per Annum

Brooker Road

Essex, EN9 1JH

Description

Set behind The Pixel Building is this light industrial/office space.

LOCATION

Located on Brooker Road just a few moments from the M25 junction. There are several bus routes giving easy access to Waltham Cross and Loughton Stations.

DESCRIPTION

The unit features secure parking, electric roller shutters leading into work space which has an open plan kitchen. There is a door which leads to the rear office big enough for a small team. Shared W/C facilities.

ACCOMMODATION

Gross Internal Area:

AMENITIES

Parking
Electric roller shutters
Kitchen
Separate office space
Shared W/C

TERMS

12 month license agreement. 1 month rent in advance, 1 month deposit.

VAT

The rent is not subject to VAT

VIEWING

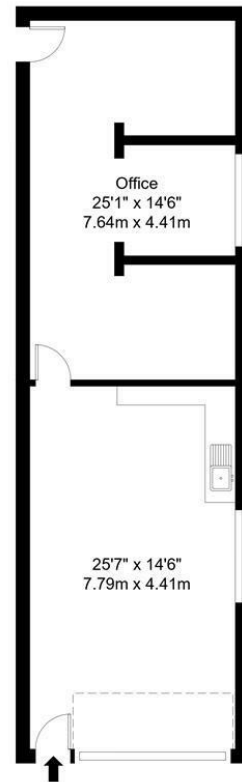
Strictly by appointment through Peach Properties





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Approx Gross Internal Area = 68.98 sq m / 742 sq ft



Ground Floor

Ref :

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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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