



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£1,250 PER CALENDAR
MONTH

- Located off Loughton High Road
- Character building
- Parking available
- Flexible terms
- Approx 237 sq ft
- Two months rent free
- Available Now

SERVICED OFFICE SUITE, 7 8-10 HIGH BEECH ROAD, LOUGHTON, ESSEX, IG10 4BL



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.

CONTACT: 020 8501 9220
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Location

Situated on High Beech Road, Loughton, which is off the High Road, 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. Pay and display parking is available in Loughton and there is also a public car park beside the property. 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 a former house which has been converted into an attractive multi-let office building. Currently the following offices are available to let, comprising the following floor areas:

Suite 1: sq ft (sq m) - NOW LET - £1,000 pcm

Suite 7: 237.1 sq ft (22.1sq m) - AVAILABLE - £1,250 pcm

Suite 9: 55.3 sq ft (5.1 sq m) - NOW LET - £200 pcm

Suite 10: 123 sq ft (11.4 sq m) - NOW LET - £750 pcm

Suite 11: 122 sq ft (11.3 sq m) - NOW LET - £750 pcm

Allocated parking spaces are available for £95.00 Per calendar month.

Toilet and kitchen facilities available.

All measurements quoted are approximate only.

Terms

Available on licences which include rent, heating, lighting, water, furniture and cleaning. Tenants are responsible for their own business rates, although may be eligible for Small Business Relief.

The offices are accessible 24 hours per day, 7 days per week.

Ingoing tenants will be required to pay rent monthly in advance and provide a deposit equal to 6 weeks' rent.

Viewings

Strictly via agents Clarke Hillyer 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of E.

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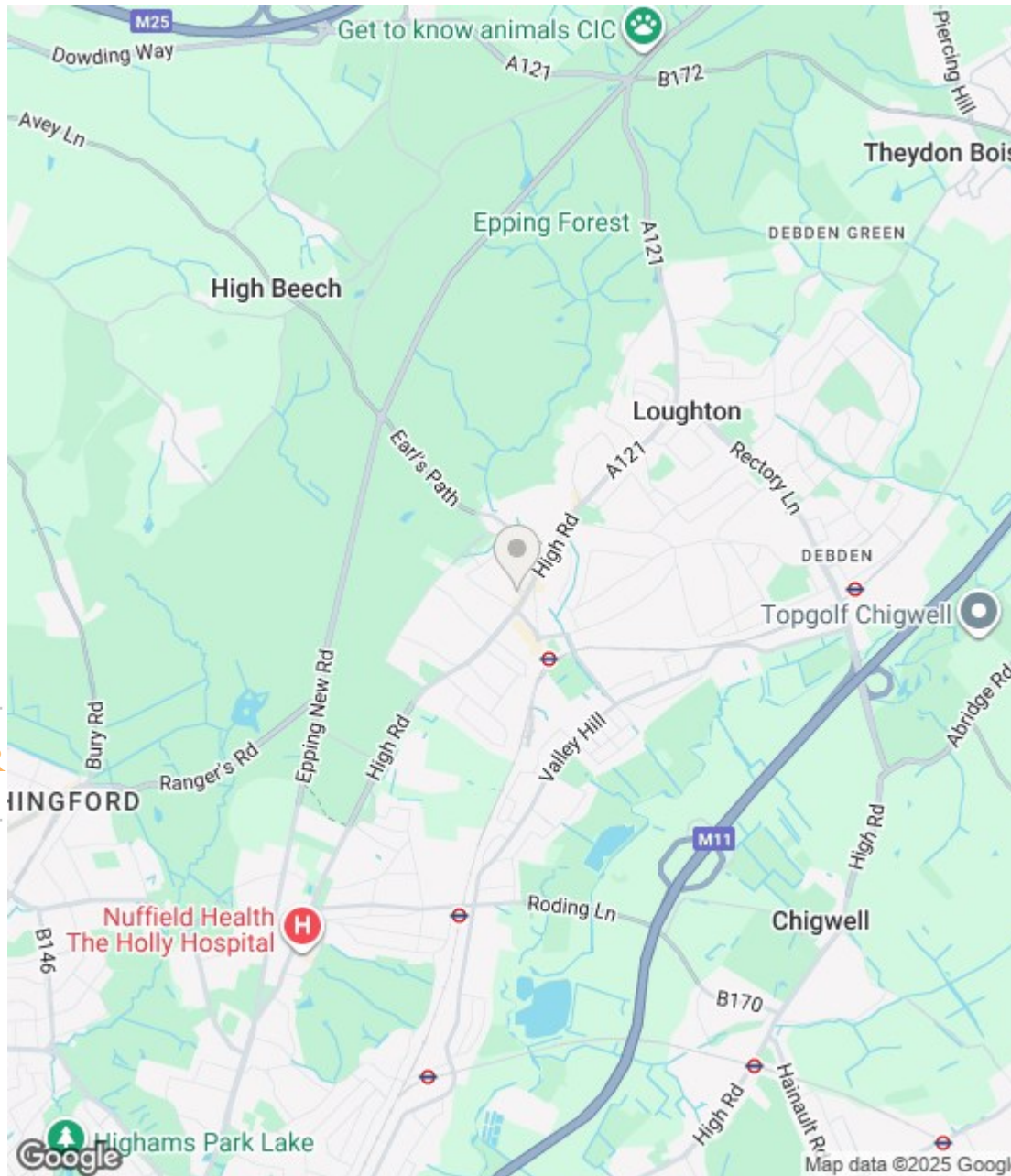
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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