



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£8,000 PER ANNUM

- Serviced ground floor office suite
- Approx 164 sq ft (15.2 sq m)
- Suitable for a variety of uses
- Parking available

OFFICE SUITE 2, OLD LOUGHTONIANS HOCKEY CLUB, LUXBOROUGH LANE, CHIGWELL, ESSEX, IG7 5AB



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

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

The premises are situated on the Old Loughtonians Hockey Club, in Luxborough Lane, Chigwell, Essex. Access to the motorway network is via Junctions 4 or 5 of the M11. The M11 leads into the A406 (North Circular) which in turns leads into the A12. The closest train station is Chigwell (Central Line).

Description

Comprising a ground floor serviced suite of approximately 164 sq ft (15.2 sq m). The room would be suitable for a variety of different uses. The room would also benefit from the use of parking.

Terms

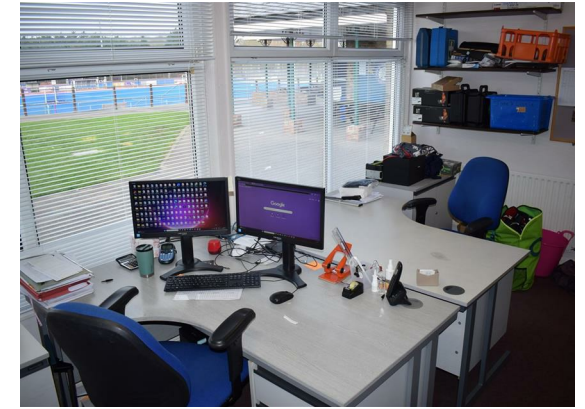
Available by way of a flexible licence, at a licence fee of £9,000 per annum. The licence fee would include rent, business rates, heating, lighting and service charge.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.



COMMERCIAL



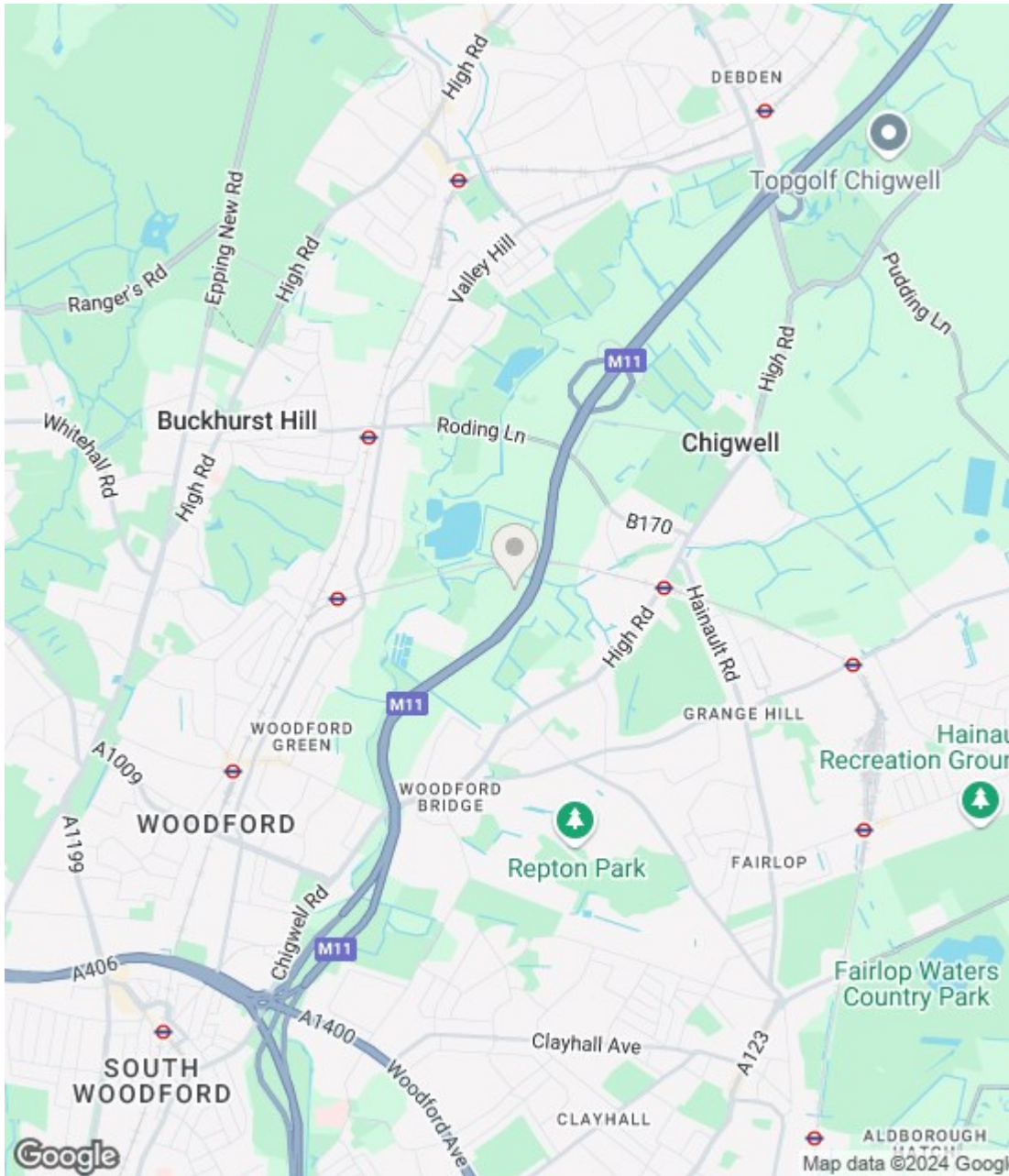
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Energy Efficiency Rating

	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 	

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