



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£16,000 PER ANNUM

- Self-contained office
- Approx 833 sq ft
- Parking included
- New lease

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

REAR OF, CHIGWELL LANE, LOUGHTON, ESSEX, IG10



COMMERCIAL

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.

TO LET

£16,000 PER ANNUM

- Self-contained office
- Approx 833 sq ft
- Parking included
- New lease

Location

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately ¼ mile from the M11 (Junction 5- southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many brands such as Aldi, Next and TK Maxx.

Description

Comprising a self-contained ground floor office of 833 sq ft (77.4 sq m). The premises benefit from their own toilet, kitchenette and 1 parking space. All measurements quoted are approximate only and on the basis of IMPS 1 (offices).

Terms

Available on a new full repairing and insuring lease at a rent of £16,000 per annum exclusive. The lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates

The premises have not yet been assessed by the rating authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

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

