

First Floor, 1 Langston Road, Loughton, IG1 3SD



TO LET

NIA area 8,428 sq ft

High quality office space with generous parking



- Bike Racks
- Concierge
- Parking
- Excellent Natural Light
- Naturally Ventilated Air System
- Open Plan Space
- Canteen space
- Meeting rooms

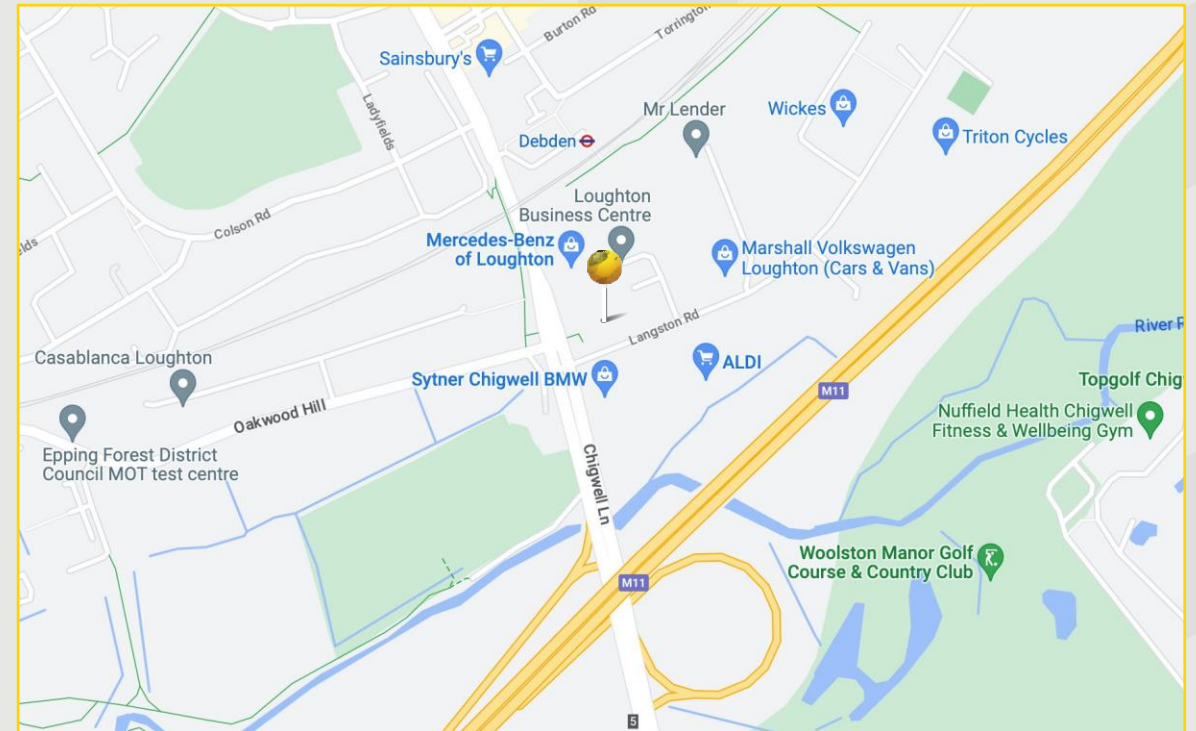


Description

The property is an imposing glass building fitted out to Grade A office space. There is an expansive ground floor reception area, with a concierge service and 2 passenger lifts. The space is mainly open plan with meeting rooms with shared WC facilities. There are 20 parking spaces. The space benefits from raised floors, naturally ventilated air system, excellent ceiling heights, good natural light and strip lighting.

Location

Located in a prominent position on Langston Road, at the junction with Chigwell Lane. Situated amongst a host of local amenities such as Costa, Lidl, Boots, Pizza Hut, M&S Simply Food and Sainsbury's. The area is well served by public transport with Debden Underground (Central Line) Station situated approximately 200 metres from the property. There are also excellent road links with Junction 5 of the M11 in the immediate vicinity connecting to the M25 and A12.





Existing First Floor Plan



Higgins HQ Workspace Provision

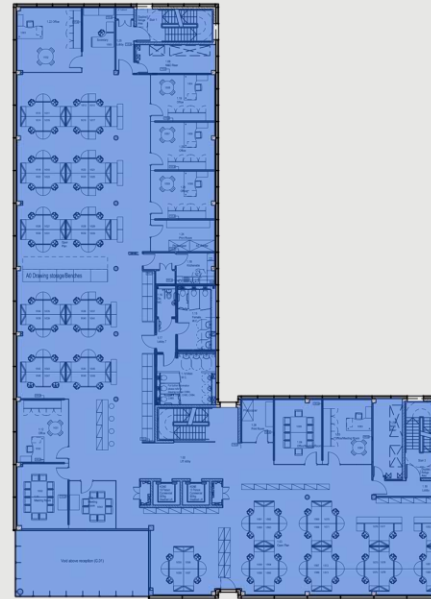
	GF	Level 1	Level 2	Level 3	Level 4	Total
Dedicated Desk Space	15	76	85	89	35	300
Informal Workspace Seating	36	0	0	0	0	36
Meeting Room Person Numbers	50	30	20	20	26	146
Total	71	106	102	109	61	482

Existing Higgins HQ GIA

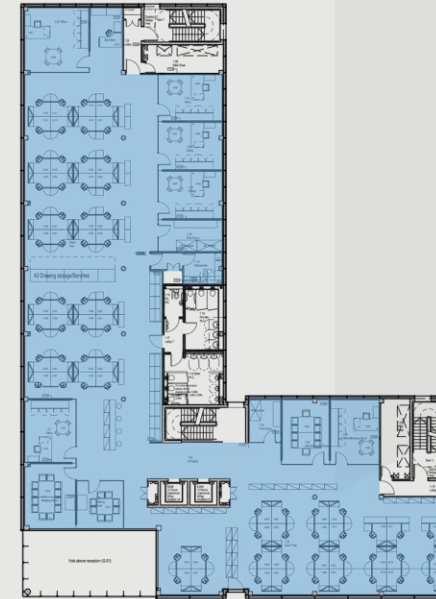
	Higgins HQ	
Ground Floor	1008m'	10850 sq.ft.
First Floor	1008m'	10850 sq.ft.
Second Floor	1008m'	10850 sq.ft.
Third Floor	1008m'	10850 sq.ft.
Fourth Floor	912m'	9817 sq.ft.
Total	3952 m'	53,217 sq.ft.

Existing Higgins HQ NIA

	Higgins HQ	
Ground Floor	819m'	8816 sq.ft.
First Floor	783m'	8428 sq.ft.
Second Floor	839m'	9031 sq.ft.
Third Floor	839m'	9031 sq.ft.
Fourth Floor	672 m'	7233 sq.ft.
Total	3952 m'	42,539 sq.ft.



First Floor Plan GIA
■ 1008 m2
■ 10,850 Sq ft



First Floor Plan NIA
■ 783 m2
■ 8428 Sq ft

Accommodation / Availability

Name	sq ft	sq m	Availability
First floor	8,428	782.98	Available
Total	8,428	782.98	

Tenure

Upon enquiry

Service Charge

Upon enquiry

EPC

To be confirmed

VAT

Upon enquiry

Rent

£25 per sq ft

Contacts

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