



INDICATIVE PHOTO

HIGH QUALITY TOWN CENTRE OFFICES

UNDER OFFER

993 SQ FT (92.25 SQM) APPROX

2nd Floor, Carlton House, Hemnall Street, Epping, Essex CM16 4NQ

Carlton House is positioned off Hemnall Street, which runs parallel to the High Street, at the northern end.

The purpose built office building has recently been refurbished to a high standard throughout. A shared reception area gives access to the upper floors, where the second floor is available to let.

The offices have a good level of natural light, supplemented by down-lighting, and are air conditioned. The property is alarmed, with an entryphone system for access. Computer cabling has been installed, terminating at a server in the core area.

The suite is u-shaped around the central staircase, with WCs at either end and a kitchenette to one corner.

- Air Conditioned
- Recently Refurbished
- Parking Available
- Entryphone System
- Alarm
- Cable Network
- Rateable Value £13,000
- VAT is charged
- EPC - C

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01279 755900 | mullucks@mullucks.co.uk



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RENT

£17,500 per annum exclusive.

TERMS

The property is available to let on a new full repairing and insuring lease for a term of 3 years, subject to annual mutual break options.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the upkeep of common areas and building maintenance – currently £5,500 per annum.

Buildings insurance is charged separately, currently £1,010 per annum.

Utilities are split 50:50.

BUSINESS RATES

We understand that the property has a Rateable Value of £13,000.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Single assessment for whole building, to verify the Business Rates payable.

AGENTS NOTE

Utilities - shared with other occupiers of the property on a proportional basis.

LEGAL COSTS

The incoming tenant is to be responsible for both parties' reasonable legal fees in the transaction, whether or not the transaction completes.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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