



Uplands Road, Epping, CM16 6NX

£2,000 Per Month

- Refurbished Commercial Offices
- Parking for 4/5 Cars
- Near to M11, M25 and other transport links
- Separate Kitchen
- 1wk Holding Deposit £461.54 / Security Deposit £2,307.69
- Class E(g) usage
- Located in Thornwood, close the Epping town centre
- Set over 1300sqft
- Separate Toilets

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Caplen Estates present a commercial unit located in Thornwood, Epping. Set over 1300sqft, the unit is offered with Class E(g) usage with a 5 year lease and break clause. The property comprises of two open plan office spaces, suitable for multiple desks, a large storage cupboard, separate office, kitchen and toilets. There is ample parking for 4-5 cars. Fully refurbished, new carpets, electrics and kitchen area.

1wk Holding Deposit £461.54 / Security Deposit £2,307.69

Business rates are payable to Epping Forest District Council. Please enquire today to arrange a viewing.



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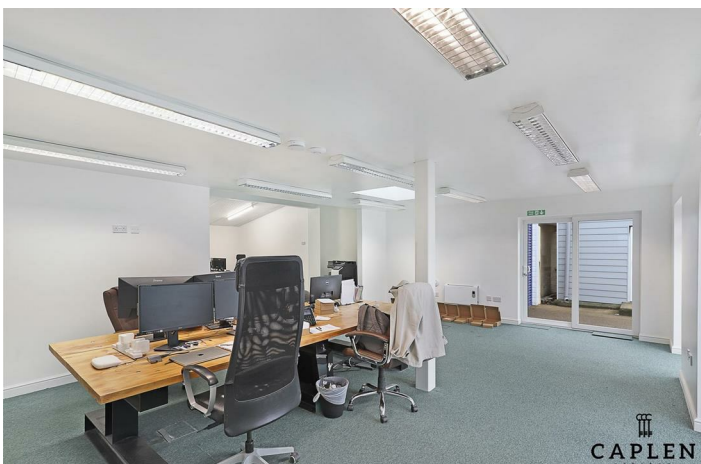


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D

Council Tax Band: New Build



Office Area
7.02 x 5.86 (23'0" x 19'2")

Office Area
7.48 x 5.07 (24'6" x 16'7")

Office
3.89m x 2.49m (12'9" x 8'2")

Storage
4.42 x 1.91 (14'6" x 6'3")

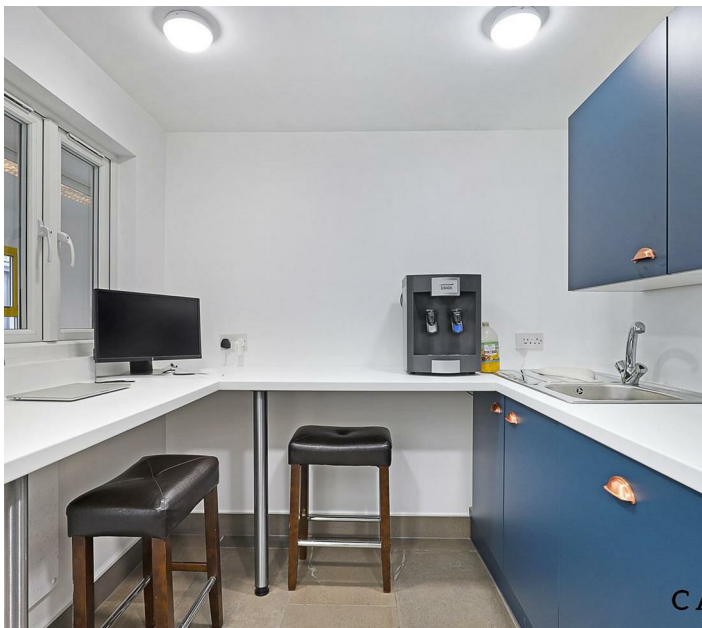
Kitchen
3.05mx2.24m (10'x7'4")

WC
2.24m x 1.42m (7'4" x 4'8")

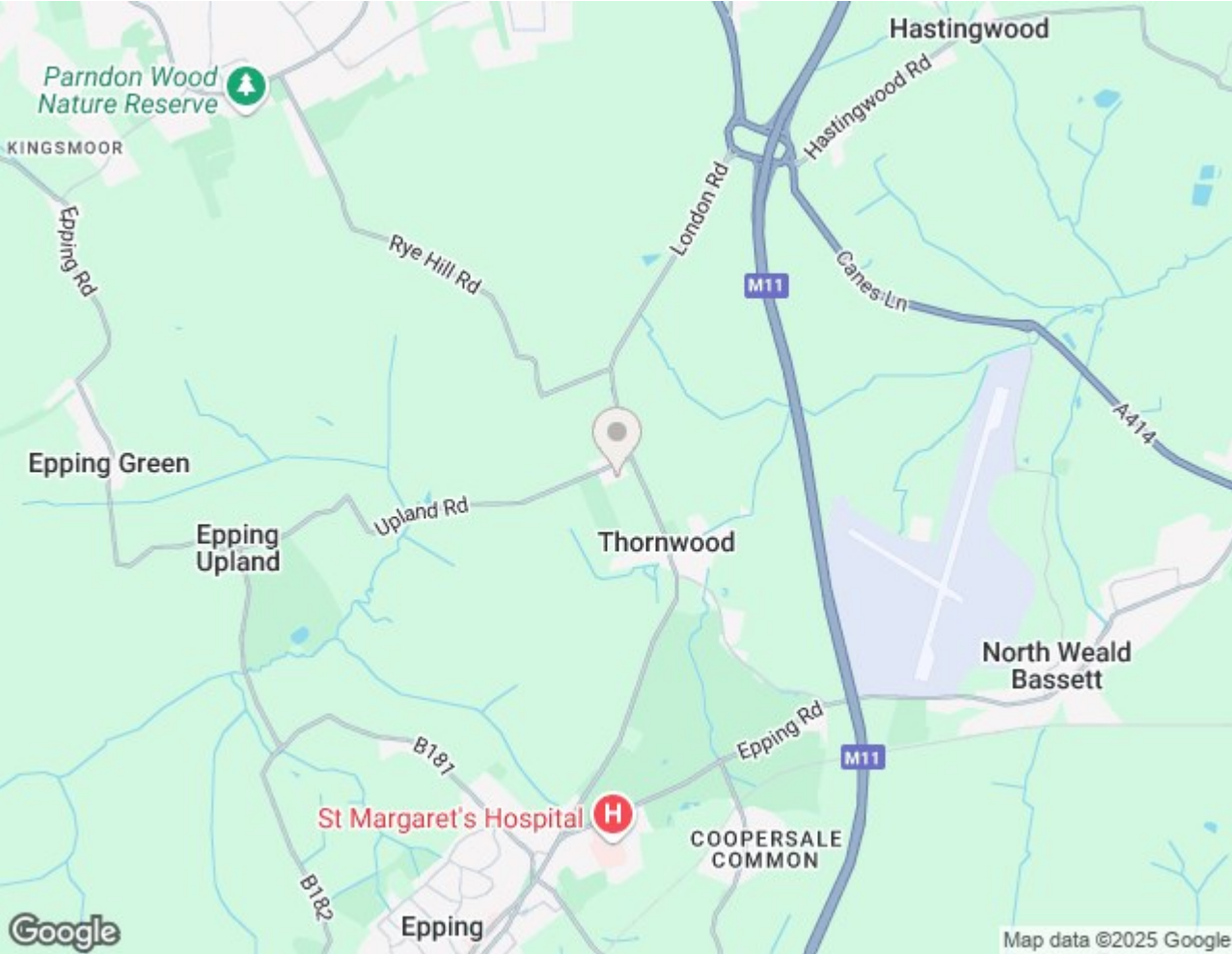
WC
2.25 x 1.48 (7'4" x 4'10")



CAPLEN
estates







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

New Build

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.