



# RENT - £28,000 PAX (£2,333 PCM)

The property is located on The Broadway and comprises office space which has most recently been used as an office but would suit a variety of uses (subject to Landlords consent). The property benefits from gas central heating, Air conditioning (not tested), suspended ceiling with led panel lighting, an automatic disabled door and a newly fitted shop front. The premises currently has Class E consent.

The Broadway is home to a variety of retail trades and incorporates a mix of both national, regional and local traders.

Boots, Superdrug, Greggs, Iceland and William Hill are among the trades represented.

Debden has links to London via the Central Line and The Broadway is located within walking distance of Debden Underground Station. Epping Forest College is also close by (4,000 students approx.).

## ACCOMMODATION

Office 1: 58'5" X 17'3"

Office 2: 8'10" X 8'9"

Middle Room (Staff Kitchen) 8'01" X 7'03"

Rear Room: 8'10" X 8'9"

GROSS INTERNAL FLOOR AREA: 1,222 SQ.FT (113.5 SQ.M)

## DESCRIPTION

The property is located on The Broadway and comprises office space which has most recently been used as an office but would suit a variety of uses (subject to Landlords consent). The premises currently has Class E consent. The unit has 2 large office rooms and one smaller room at the rear. Gross Internal Area 1,222 SQ FT (113.5 SQ.M)

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## RATEABLE VALUE

The rateable value is £14,500 which is chargeable at 49p. in the pound.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

Hair & Son – 01702 394959 (Option 3)

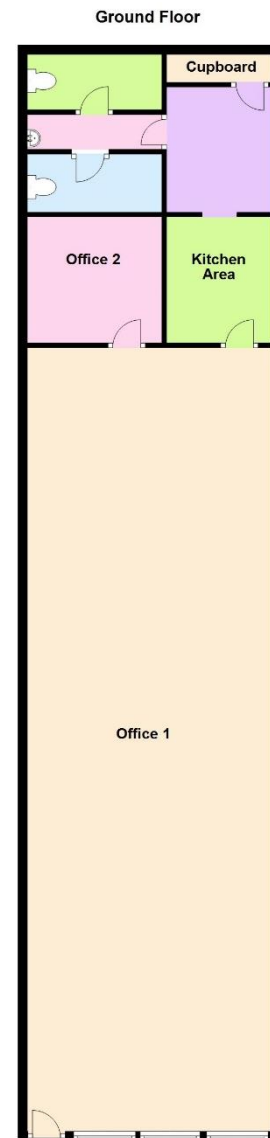
[www.hairandson.co.uk](http://www.hairandson.co.uk)

## TERMS

The premises are to let on a new lease for a term of 8 years at a rent of £28,000 per annum exclusive (Subject to rent reviews).

## VIEWING

Prior appointment Via Hair & Son: 01702 394959 (Option 3).



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent  
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