



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£9,000 (FROM) PER  
ANNUM

- 3rd floor serviced office suites
- From 146 sq ft to 319 sq ft
- Rents include service charge & utilities
- Newly refurbished
- Flexible terms

## 3RD FLOOR OFFICES, EAST WING, STERLING HOUSE LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TS



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.

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

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#### Location

Sterling House is located on Langston Road in Loughton, Essex. Also situated along the road are a number of well-known occupiers such as BMW, Volkswagen and the Higgins Group. Epping Forest Retail Park is opposite the property and this is home to many established brands such as Aldi, Next and TK Maxx. Access to the motorway network is via junction 5 of the M11 (northbound) or junction 26 of the M25. The nearest tube station is Debden, which is on the Central Line, and this provides a regular commuter service to and from London.

#### Description

Sterling House is a 5 storey commercial building which is primarily used for offices and warehousing. These particular office suites are located on the 3rd floor in the East Wing of the building and have recently been refurbished. The following offices are available:

Unit 2: 146 sq ft (13.6 sq m).

Unit 3: 189 sq ft (17.6 sq m).

Unit 4: 181 sq ft (16.8 sq m).

Unit 5: 189 sq ft (17.6 sq m).

Unit 6: 181 sq ft (16.8 sq m).

Unit 7: 189 sq ft (17.6 sq m).

Unit 8: 181 sq ft (16.8 sq m).

Unit 9: 264 sq ft (24.5 sq m).

Unit 10: 181 sq ft (16.8 sq m).

Unit 11: 319 sq ft (29.6 sq m).

Kitchenette and shared toilet facilities available.

All areas quoted are approximate only.

#### Terms

The offices are available on flexible terms, at rents equating to £50 per sq ft. Rents are inclusive of utilities, service charge, furniture, and internet. The agreements would be outside of the Landlord and Tenant Act 1954.

#### Business Rates

Tenants may qualify for small business relief and are advised to confirm current rate liability with the Local Authority.

#### Legal Costs

To be met by the incoming tenant.

#### Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have Energy Performance Certificate ratings of B.







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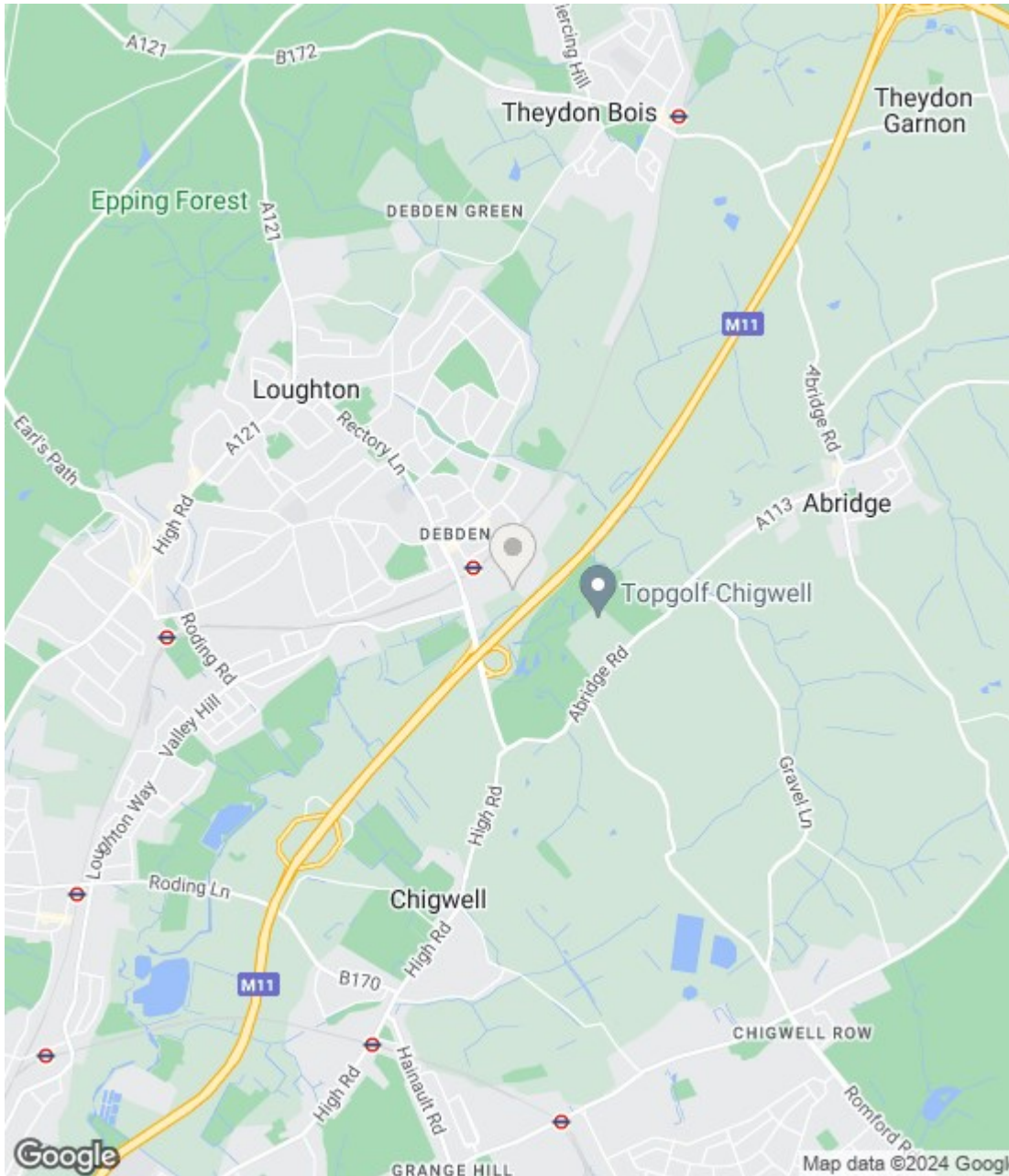
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Energy Efficiency Rating

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

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