



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£750 PER MONTH

- Ground floor office
- Suitable for a variety of occupiers
- Within gated development
- New lease

UNIT 9, FOREST BUSINESS CENTRE, 92A FOREST ROAD, LOUGHTON, IG10 1EQ



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
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Location

Forest Business Centre is situated on Forest Road, a predominantly residential area, which is located off the High Road, the main shopping area in Loughton. The Central Line Underground station at Loughton provides a regular commuter service to and from London and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or Junction 5 of the M11 at Debden (southbound only).

Description

Comprising a self-contained ground floor office, within a gated development, which would be suitable for a variety of occupiers. The accommodation is currently configured as follows (although new tenants may be able to move partitioning to suit their individual requirements):

Room 1: 148 sq ft (13.8 sq m).

Room 2: 68 sq ft (6.3 sq m).

Room 3: 73 sq ft (6.8 sq m).

Kitchenette: 33 sq ft (3.1 sq m).

Total: 322 sq ft (29.9 sq m).

W/c

All measurements quoted are approximate only.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £750 plus VAT per month. The lease would be outside of the Landlord and Tenant Act 1954.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £7,900

2023-24 UBR: 0.499 P/£

2023-24 Rates Payable: £3,942.10

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.



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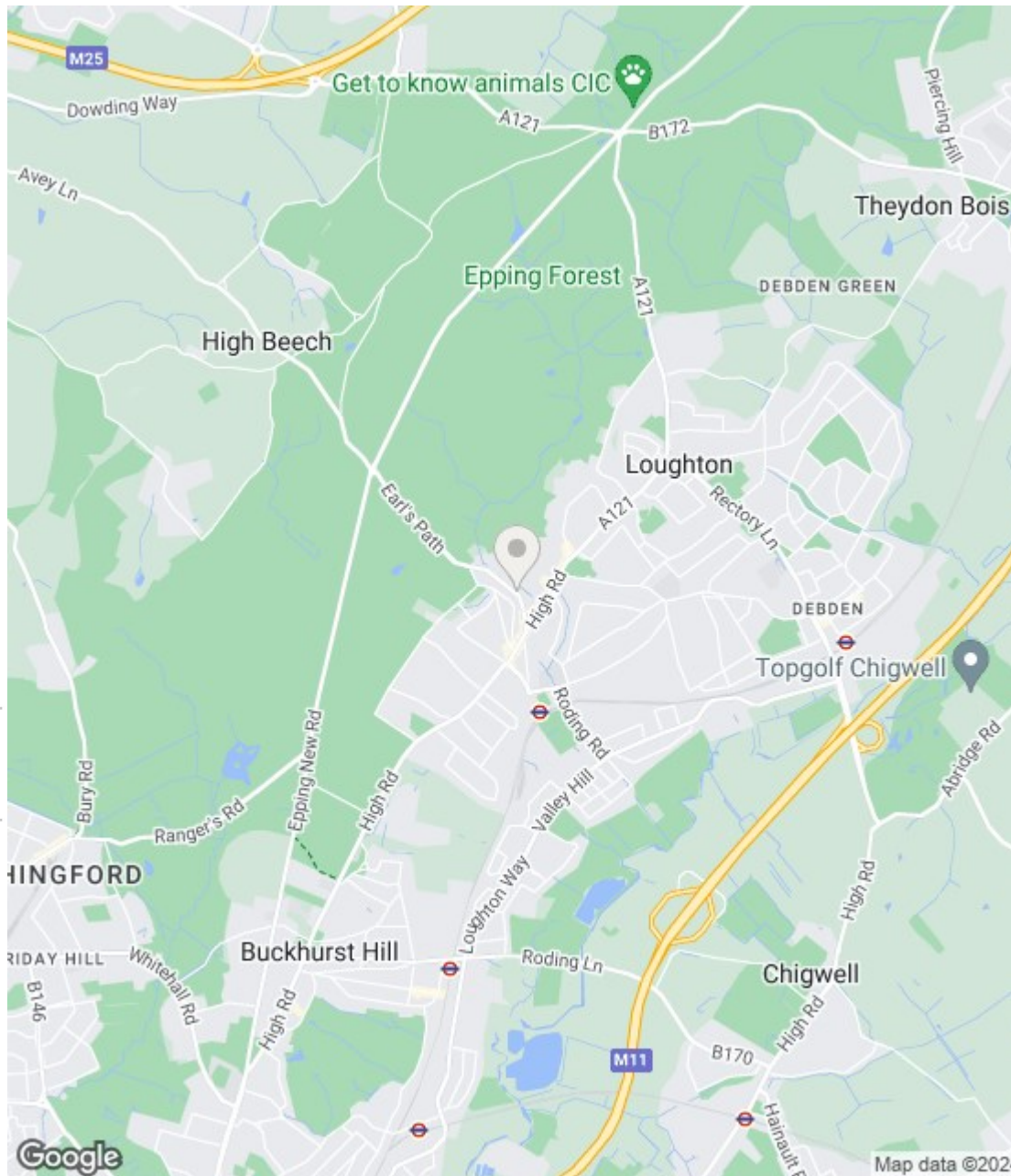
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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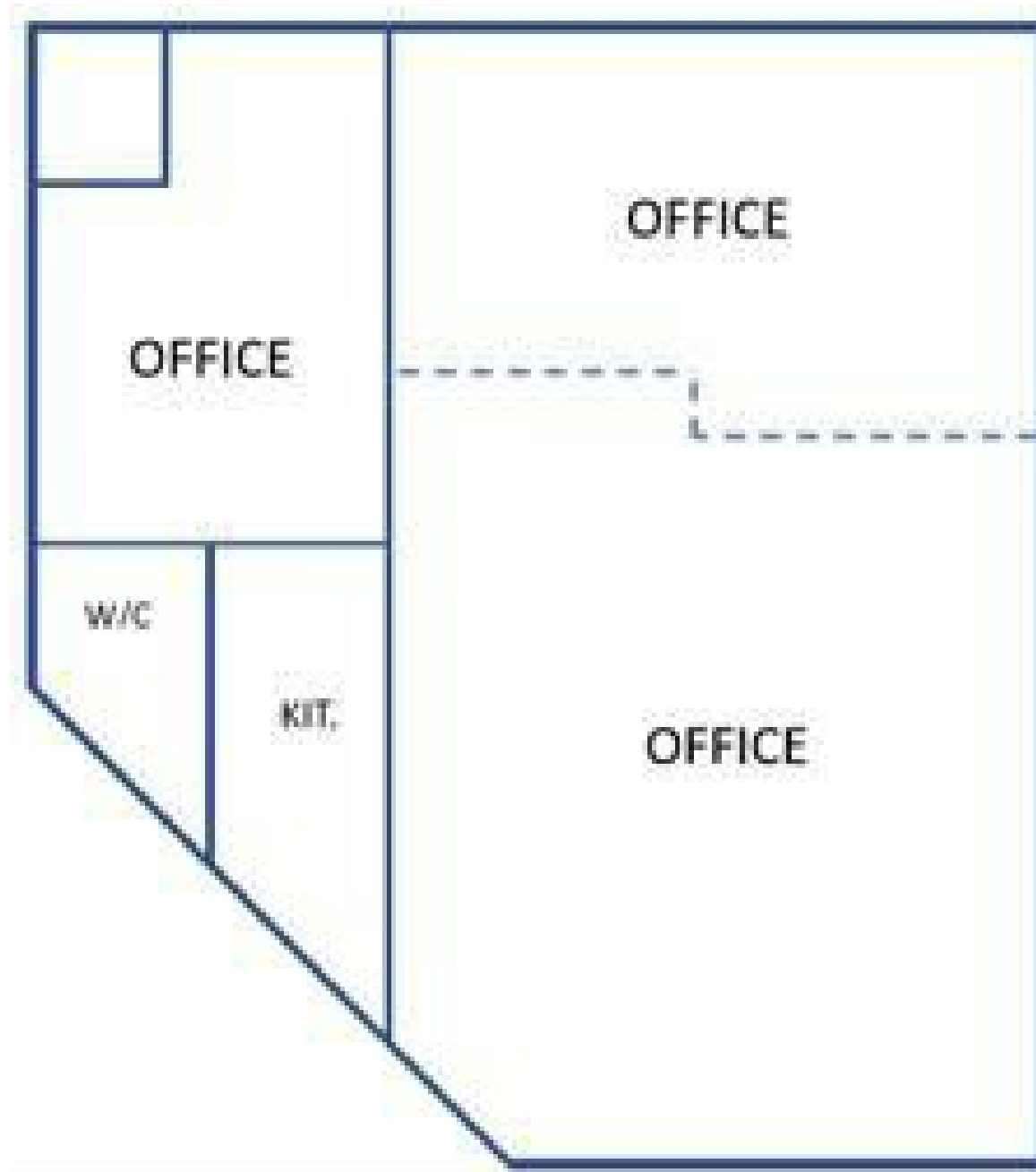
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