



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£17,000 PER ANNUM

- Refurbished office space
- Suitable for a variety of uses
- Approx 946 sq ft
- Parking available
- Incentives available

# 1ST FLOOR OFFICE, 38E CHIGWELL LANE, LOUGHTON, ESSEX, IG10 3NY



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

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately ¼ mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many established brands such as Aldi, Next and TK Maxx.

#### Description

Comprising a first floor office suite which has been refurbished, totalling approximately 946 sq ft (87.9 sq m). The premises were previously used as a gym but would be suitable for a variety of occupiers. Male and female toilets are included.

2 allocated parking spaces are available at £1,500 + vat per annum oer space, although further parking may be available by way of licence.

All measurements are approximate only.

#### Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £17,000 plus VAT per annum. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £12,500

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £6,237.50

Interested parties may benefit from rate relief and are advised to ascertain current rate liability with the local authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

#### EPC

This property has an Energy Performance Certificate Rating of C.



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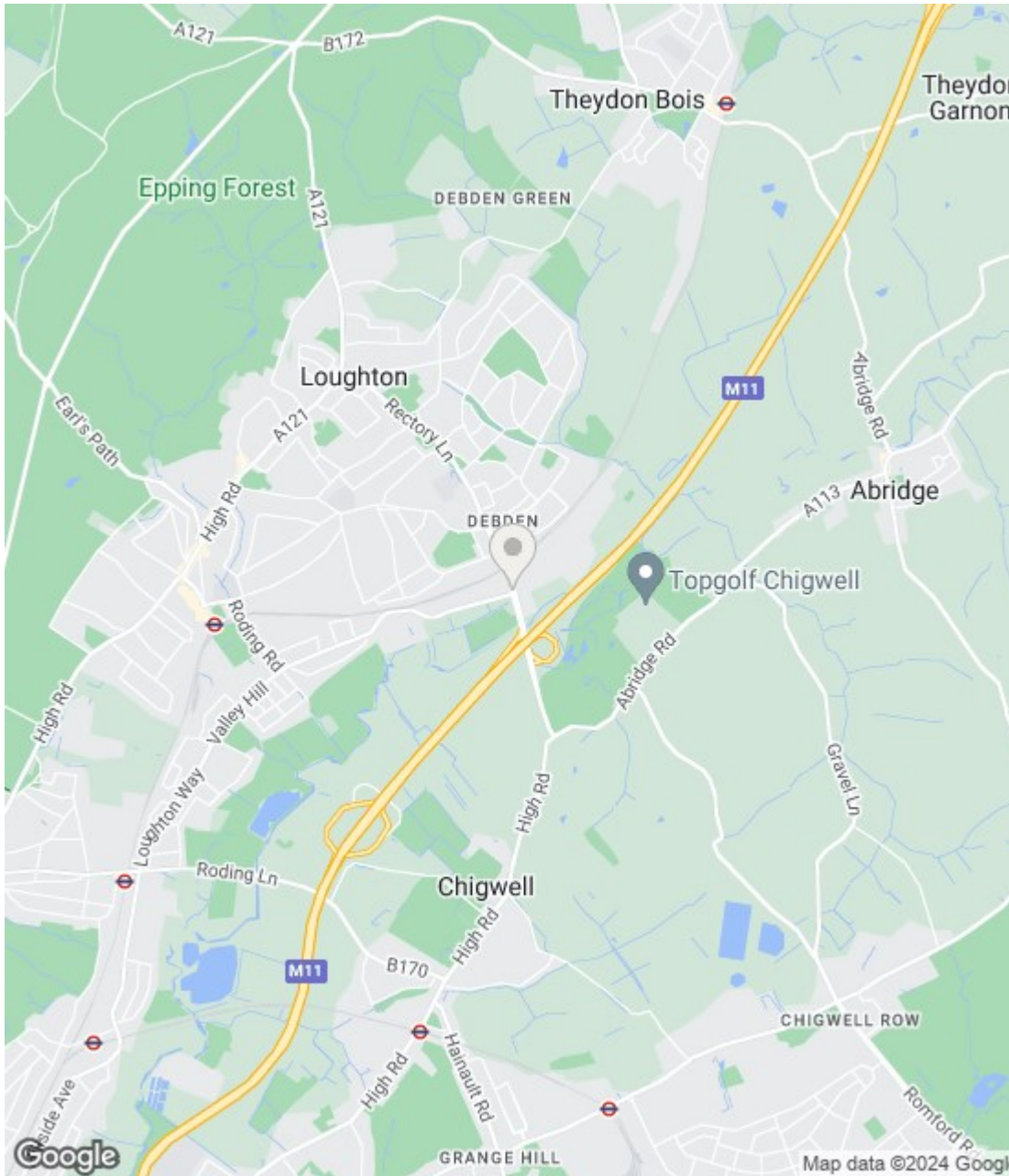
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</b>	
(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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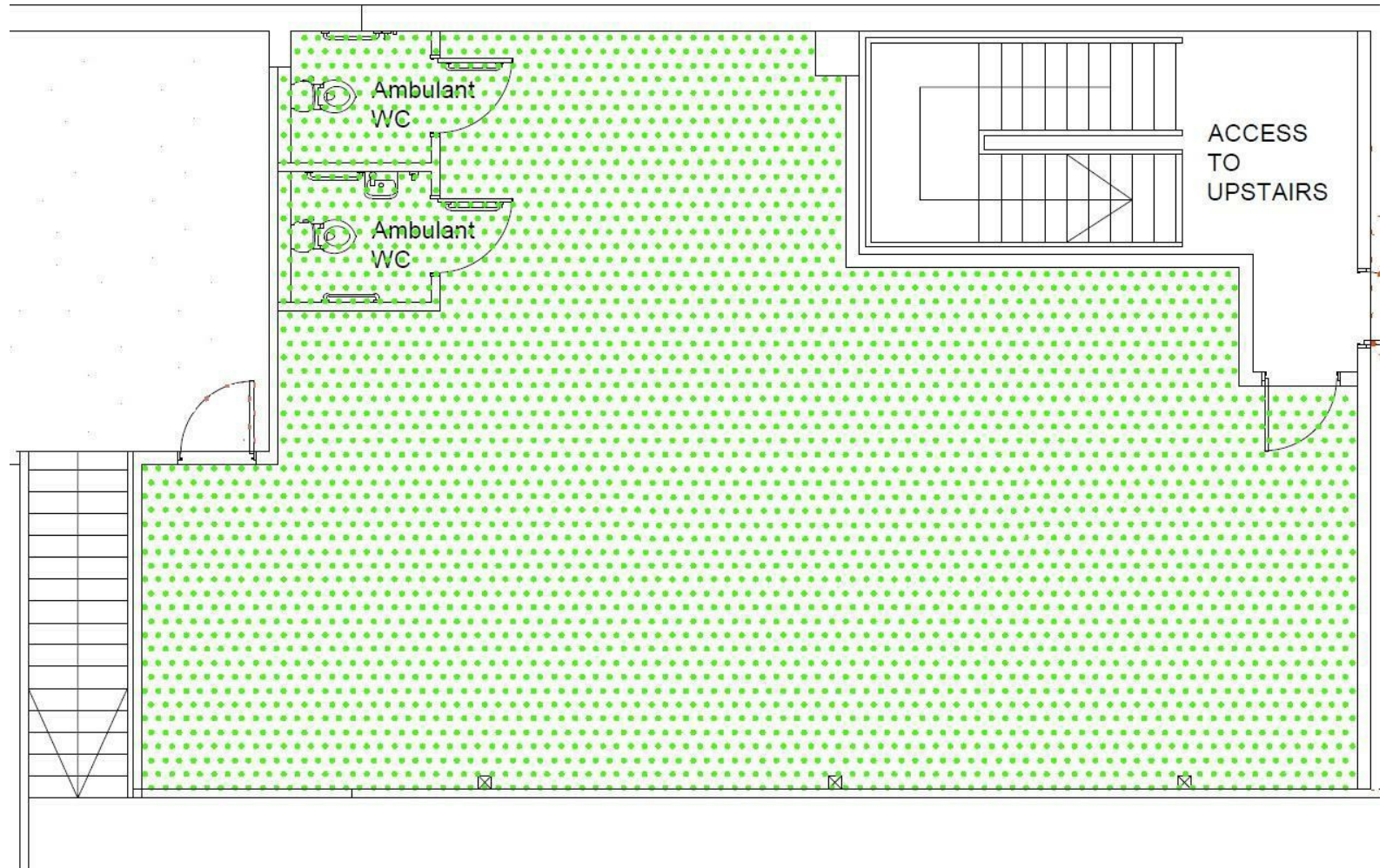
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