



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£39,750 PER ANNUM

- 1st floor office suite
- Totalling approx 2,210 sq ft
- Parking available
- Suitable for a variety of occupiers

## FIRST FLOOR OFFICE, 38D 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  
www.clarkehillyer.co.uk

COMMERCIAL



**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£39,750 PER ANNUM**

#### 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 predominantly open-plan first floor office totalling 2,210 sq ft (205.3 sq m).

Kitchen facilities included.

Male & female toilet facilities included.

3 parking spaces available at £1,500 + vat per annum per space.

All measurements quoted are approximate only.

#### Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £39,750 + VAT per annum. The lease would be contracted outside of the Landlord and Tenant Act 1954.

#### Business Rates

The premises will need to be reassessed by the Rating Authority.

#### Legal Costs

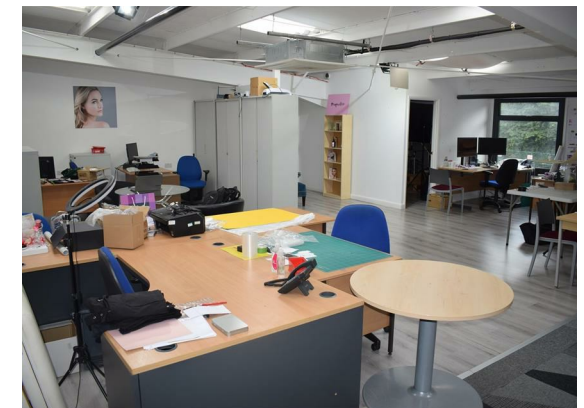
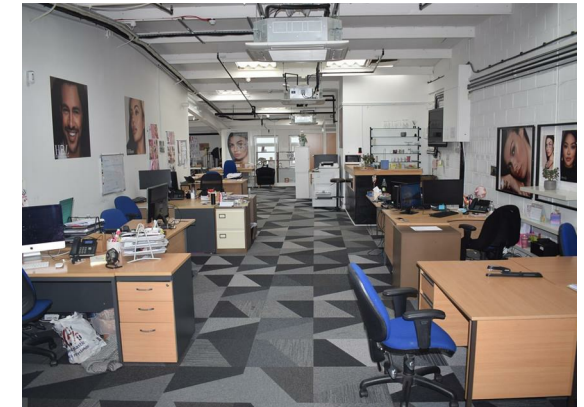
To be met by the incoming tenant.

#### Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



COMMERCIAL



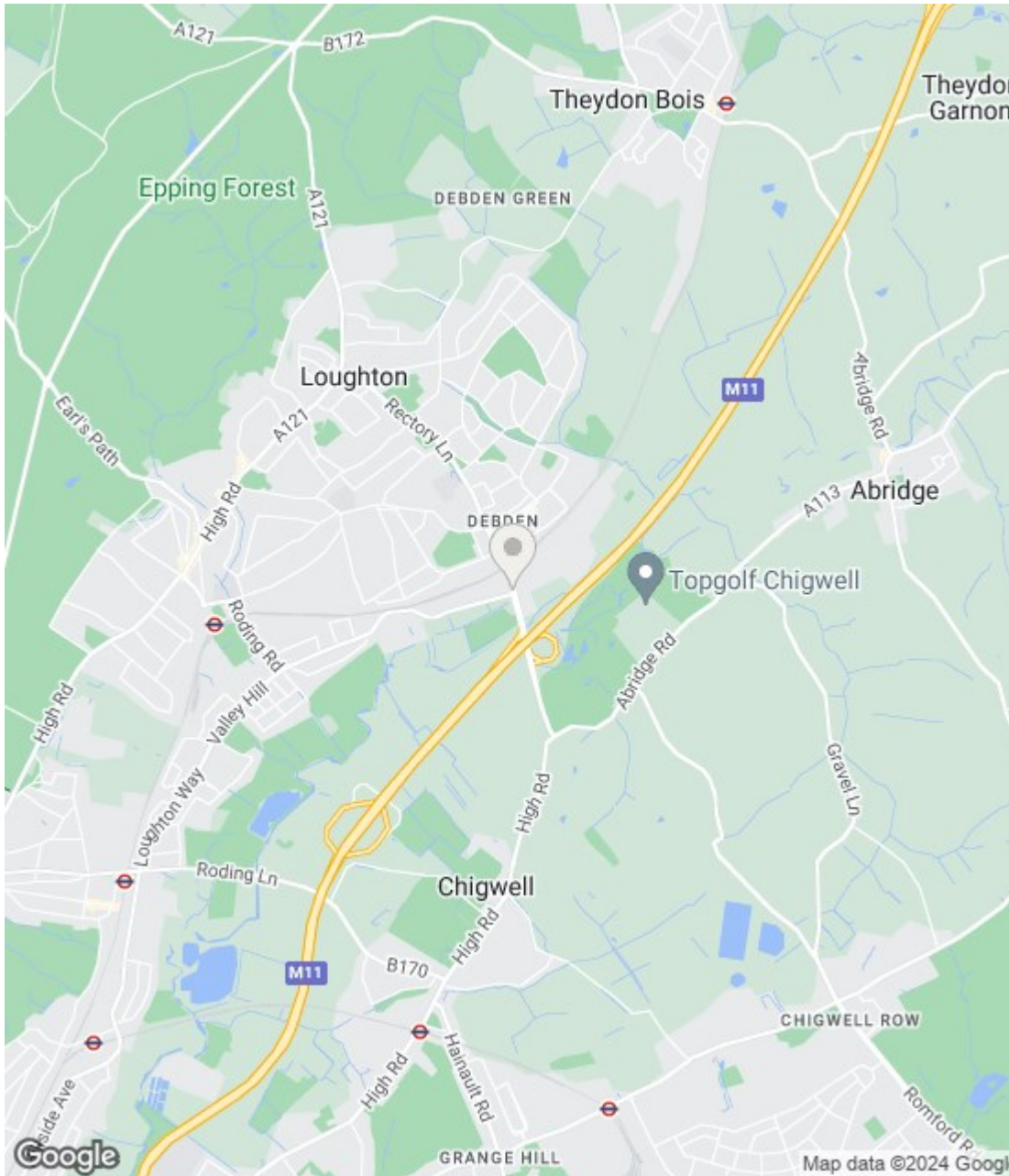
**CLARKE HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£39,750 PER ANNUM**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</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		

**England & Wales** EU Directive 2002/91/EC

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

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.

**COMMERCIAL**



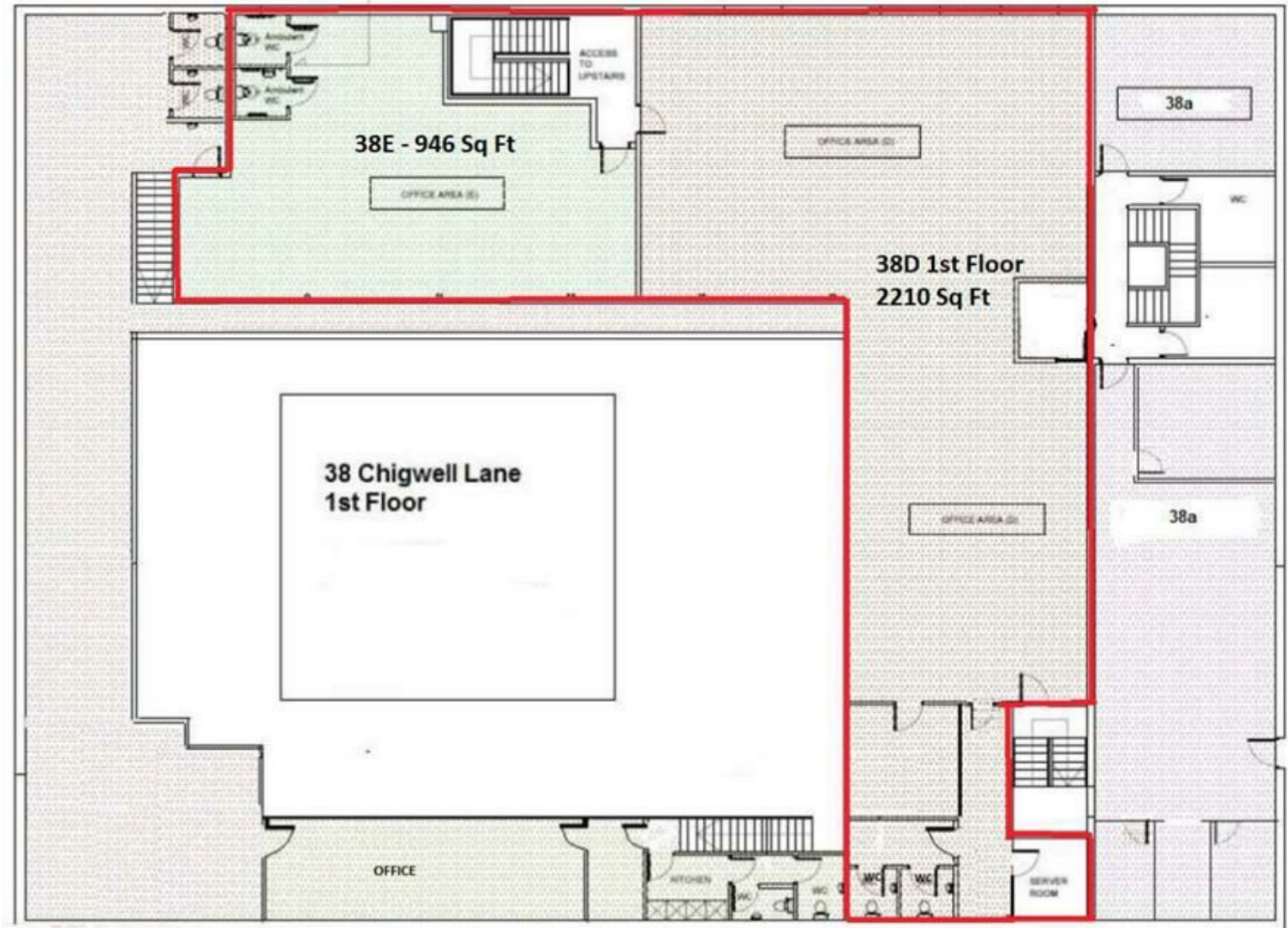
**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£39,750 PER ANNUM**



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

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.

COMMERCIAL