



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£11,400 PER ANNUM

- Ground floor office
- Suitable for a variety of occupiers
- Parking included
- Approx 221 sq ft
- Broadway location

60A THE BROADWAY, LOUGHTON, IG10 3ST



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 prominently on Debden Broadway, in Loughton, Essex, which comprises a variety of local businesses and multiple occupiers such as Iceland, Greggs and Superdrug. The premises are situated less than 483 m (0.3 miles) from Debden Tube Station which is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 5 (southbound only) of the M11 at Debden and Junction 26 of the M25 at Waltham Abbey.

#### Description

Comprising a ground floor office situated at the rear of a lock-up shop. The office has an area of approximately 221 sq ft (20.6 sq m) and would be suitable for a variety of occupiers. The office benefits from 24 hour access, parking, CAT6 cabling, wifi and a newly refurbished communal kitchen area and toilet facility.

#### Terms

Available by way of a flexible tenancy agreement at a rent of £950 per month. The rent would include water, electricity, buildings insurance and service charge.

#### Business Rates

Please contact us for further details.

#### Legal Costs

To be met by the incoming tenant.

#### Viewings

Strictly via agents, Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an EPC rating of C.



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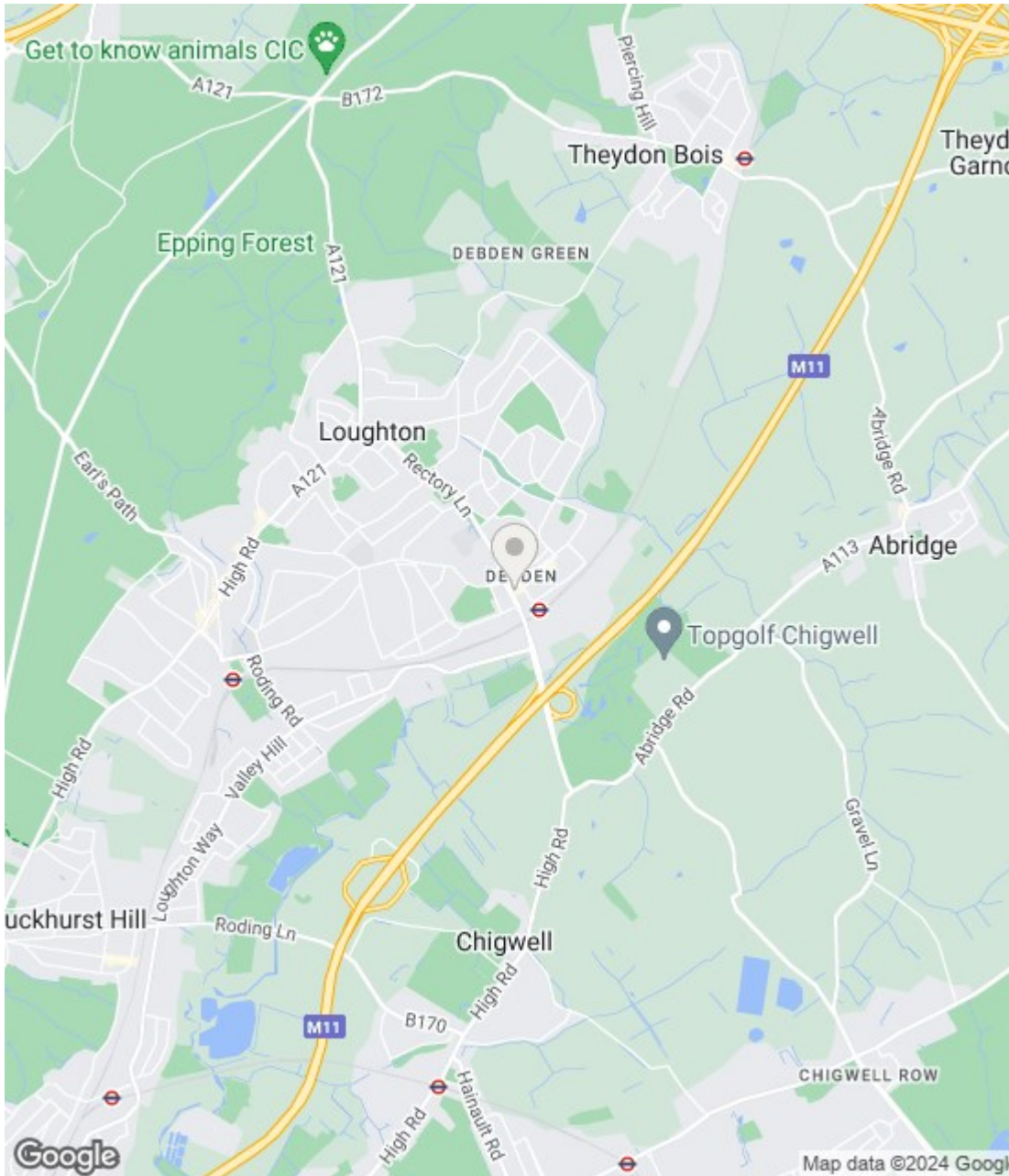
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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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## Ground Floor

Approx. 20.6 sq. metres (221.3 sq. feet)



**Total area: approx. 20.6 sq. metres (221.3 sq. feet)**

For illustration purposes only. [www.modephoto.co.uk](http://www.modephoto.co.uk) @modephotouk  
Plan produced using PlanUp.

## Residential Office

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