



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£13,770 PER ANNUM

- 2nd floor office suite
- Approx. 765 sq ft (71 sq m)
- New lease
- Parking available
- Flexible terms

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

# SUITE 306-307, 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.

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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 occupied by a wide variety of tenants and benefits from a restaurant, gym and parking facilities. This particular office suite is located in the East Wing of the building. The accommodation is more particularly described as follows:

Suite 306-307: 765 sq ft (71 sq m)

Kitchenette facilities included and shared toilet facilities available.

All areas quoted are approximate only.

#### Terms

The office is available on terms to be agreed, at a rent of £13,770 + VAT per annum. Tenants will also be charged a service charge equating to £5 per sq ft, which includes maintenance, security and buildings insurance. Tenants will be responsible for their own electricity. The agreement would be outside of the Landlord and Tenant Act 1954. Parking spaces are available and each space is chargeable at £1,500 + VAT each per annum.

#### Business Rates

According to the 2023 Rating List, the premises have the following Rateable Values:

Suite 306: £7,800

Suite 307: £2,650

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 an Energy Performance Certificate rating of C.



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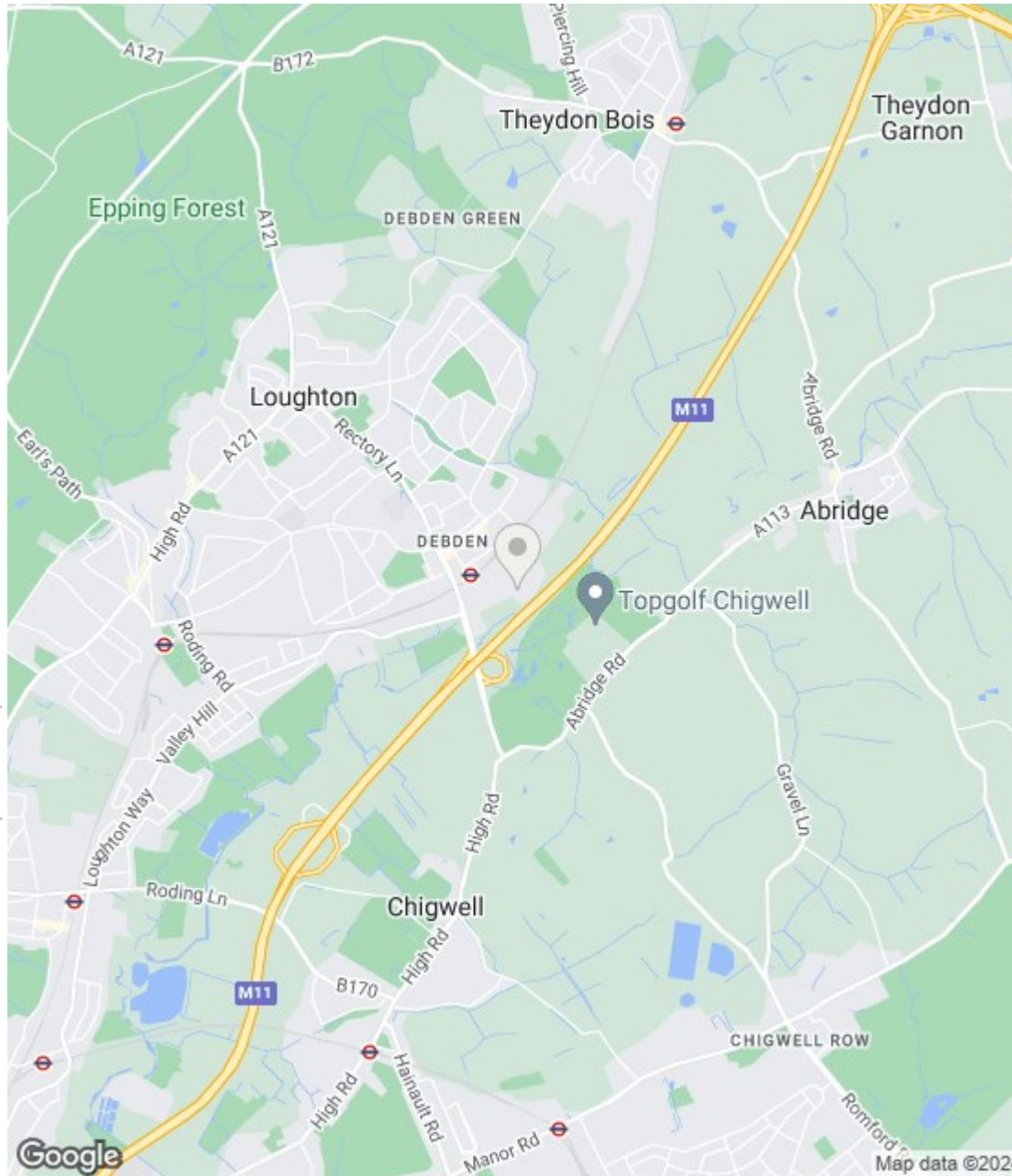
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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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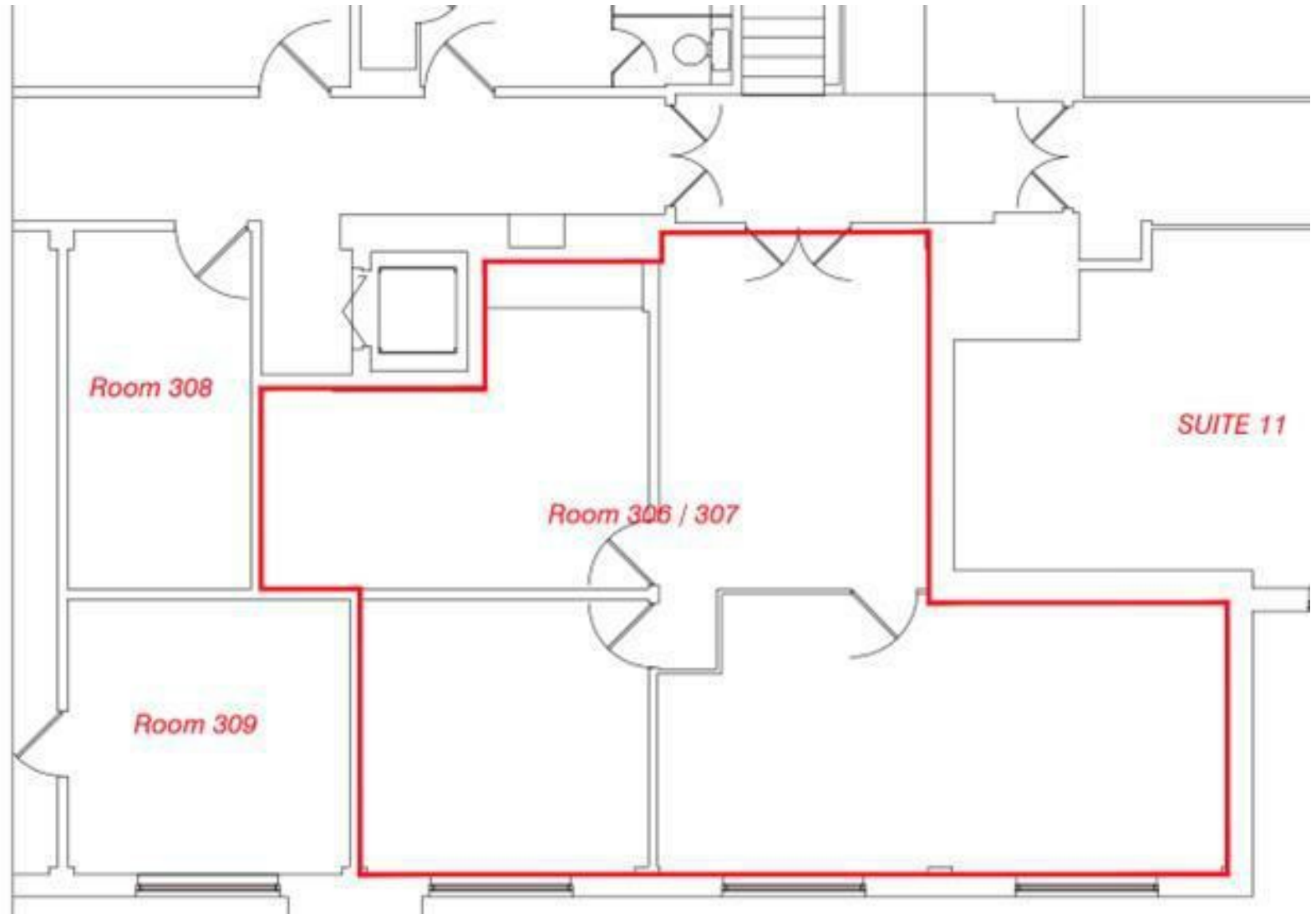
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