



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£62,500 PER ANNUM

- Refurbished 1st floor office suite
- Approx 2,500 sq ft
- Parking available
- Flexible terms
- Kitchenette included

SUITE G1, 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.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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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 West Wing of the building and is being refurbished to a high standard. The accommodation is more particularly described as follows:

Suite G1: 2,500 sq ft (232.2 sq m).

Own kitchen and toilet facilities.

All areas quoted are approximate only.

Terms

The office is available on terms to be agreed, at a rent of £62,500 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

Please contact us for further details.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of B.



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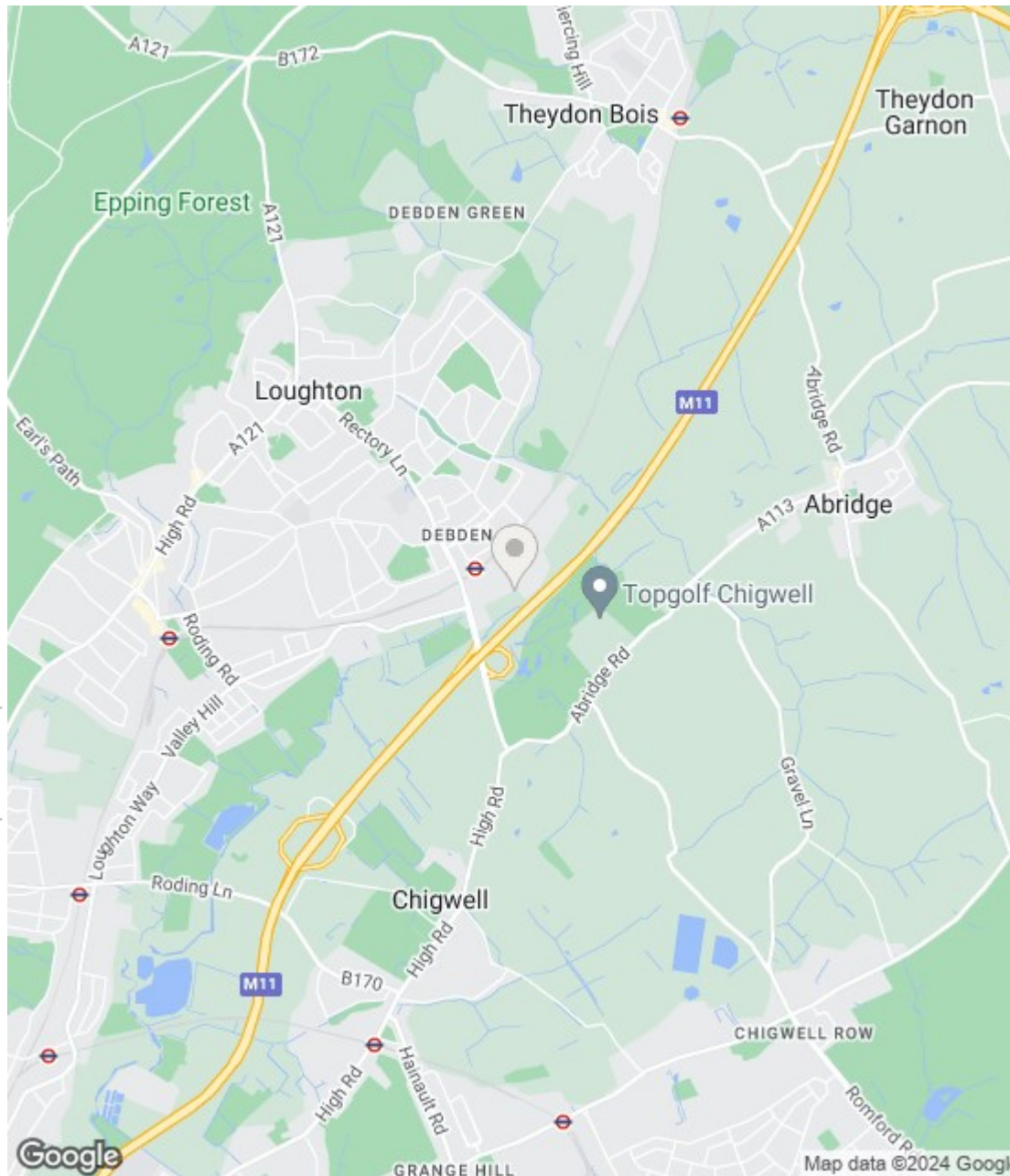
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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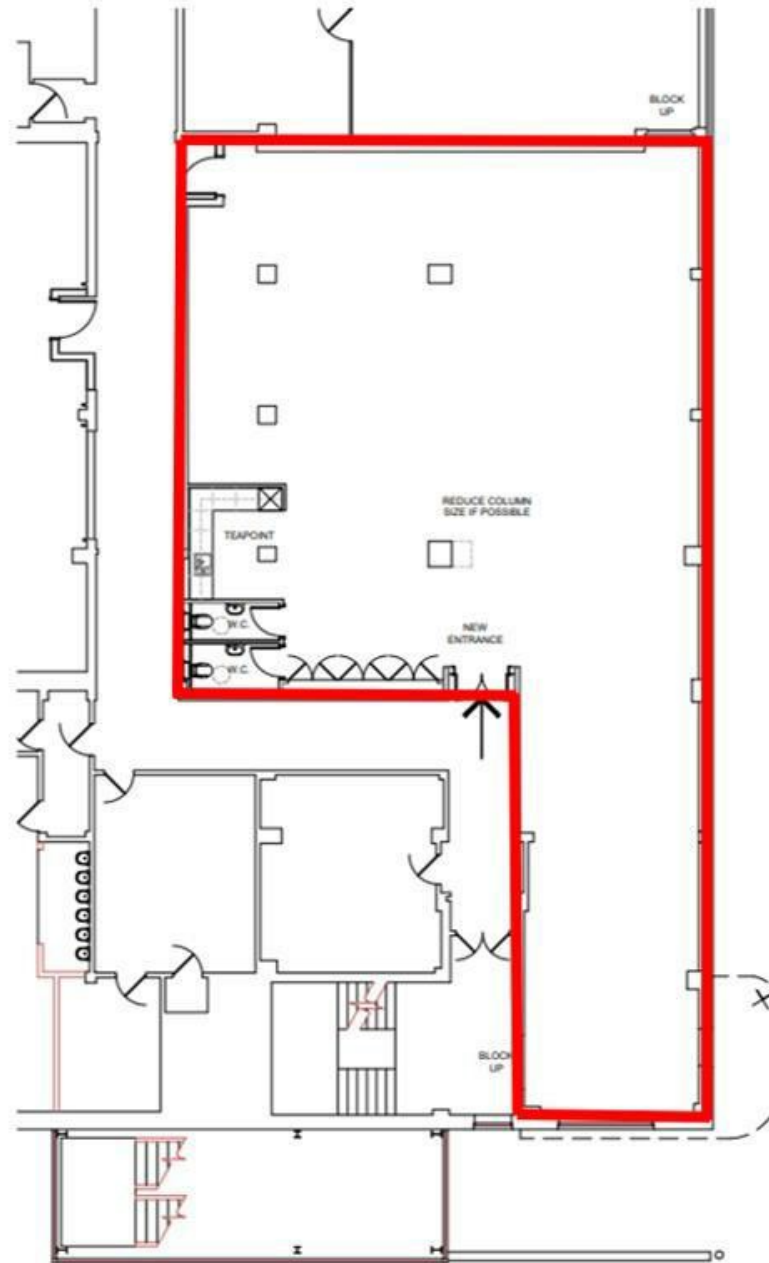
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