



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£12,500 PER ANNUM

- Refurbished ground floor office
- Approx 892 sq ft
- Suitable for a variety of uses
- Free parking
- Flexible terms

UNIT 5 PHOENIX HOUSE, HASTINGWOOD ROAD, HARLOW, ESSEX, CM17 9JT



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

Phoenix House is situated in a quiet semi-rural location off Hastingwood Road, close to Junction 8 of the M11 and approximately 2 miles from Harlow from where there are services into London by Overland rail. The M11 connects with the M25 approximately 5 miles to the south. Stansted Airport is approximately 12 miles to the north.

Description

Comprising a refurbished single storey suite which is currently divided into offices and storage. The premises would be suitable for a variety of occupiers and benefit from parking, central heating (untested) and kitchenette/toilet facilities. The premises are more particularly described as follows:

Office: 417 sq ft (38.7 sq m).
Store 1: 109 sq ft (10.1 sq m).
Store 2: 201 sq ft (18.7 sq m).
Hallway: 118 sq ft (11 sq m).
Kitchenette: 47 sq ft (4.4 sq m)
Total: 892 sq ft (82.9 sq m).

Toilet facilities included.
Parking available.

All areas quoted are approximate only.

Terms

The premises are available on flexible terms at a rent of £12,500 per annum. There is also an annual service charge which contributes towards heating, electricity and maintenance and further details are available on request.

Business Rates

Epping Forest District Council have informed us of the following;

2023 Rateable Value: £6,000
2024/25 UBR: 0.499 P/£
2024/25 Rates Payable: £2,994

Interested parties may benefit from Small Business Relief and are advised to verify these figures with the Local Rating Authority.

Legal Costs

To be borne by the ingoing tenant.

Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.



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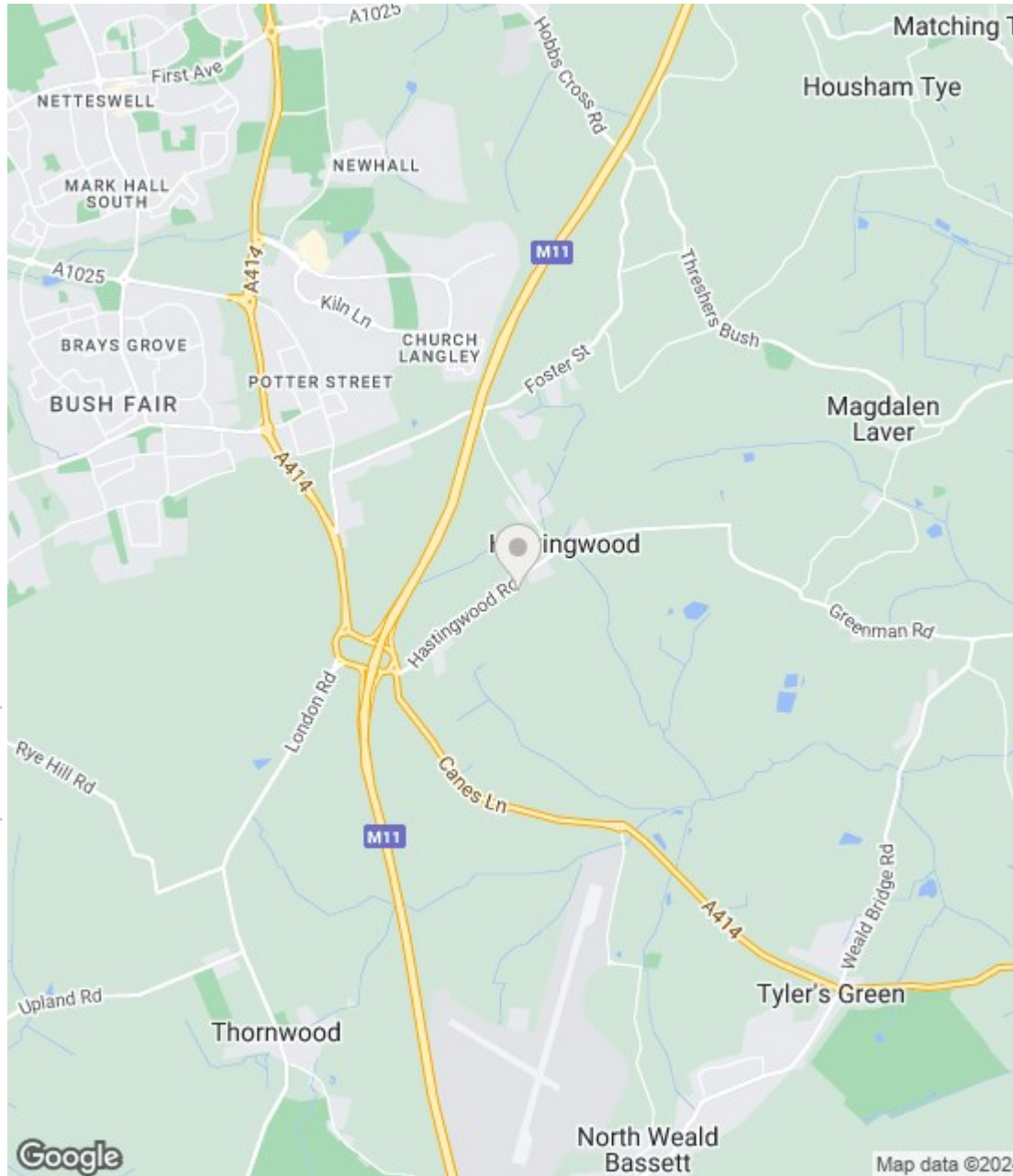
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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