



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£75,000 PER ANNUM

- Warehouse totalling approx 5,950 sq ft
- Suitable for a variety of uses
- Parking available
- New lease
- Incentives available

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

WAREHOUSE, 38 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.

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 brands such as Aldi, Next and TK Maxx.

Description

Comprising a self-contained warehouse which has been used by a footwear business for many years. The premises would be suitable for a variety of uses, and benefit from a forecourt, offices, mezzanine storage and their own toilet and kitchen facilities. The accommodation is more particularly described as follows:

Ground Floor Warehouse: 3,826 sq Ft (355.5 sq m).

Ground Floor Office: 510 sq ft (47.4 sq m).

Mezzanine Storage: 1,288 sq ft (119.7 sq m).

Mezzanine Office: 326 sq ft (30.3 sq m).

Total: 5,950 sq ft (552.8 sq m).

All measurements are approximate only.

Terms

Available on a new full repairing and insuring lease at a rent of £75,000 plus VAT per annum exclusive. The lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £48,750

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £24,326.25

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

Legal Costs

To be met by the ingoing tenant.

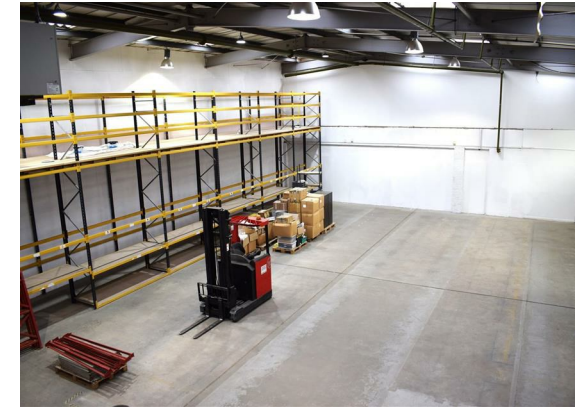
Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.

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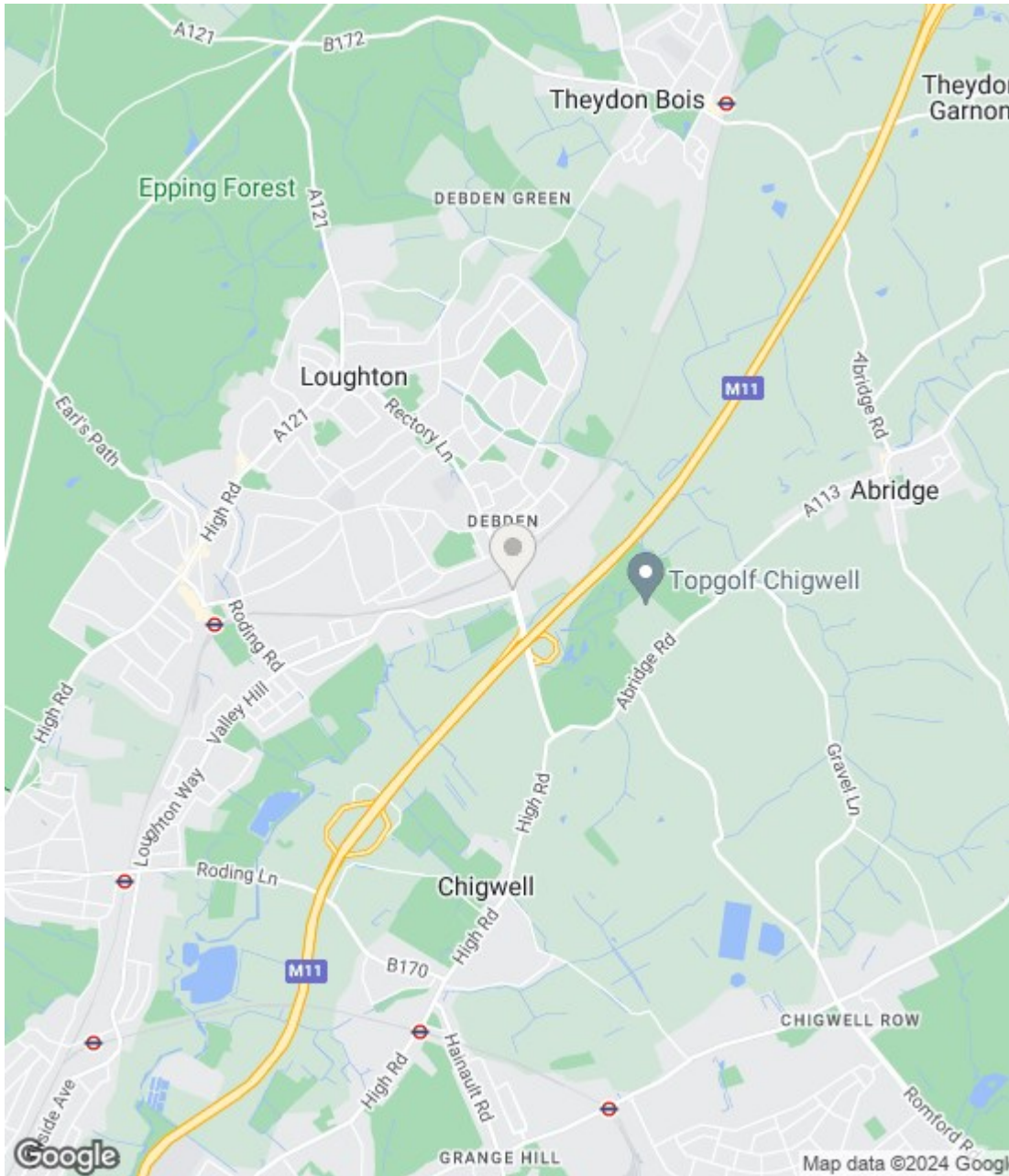
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(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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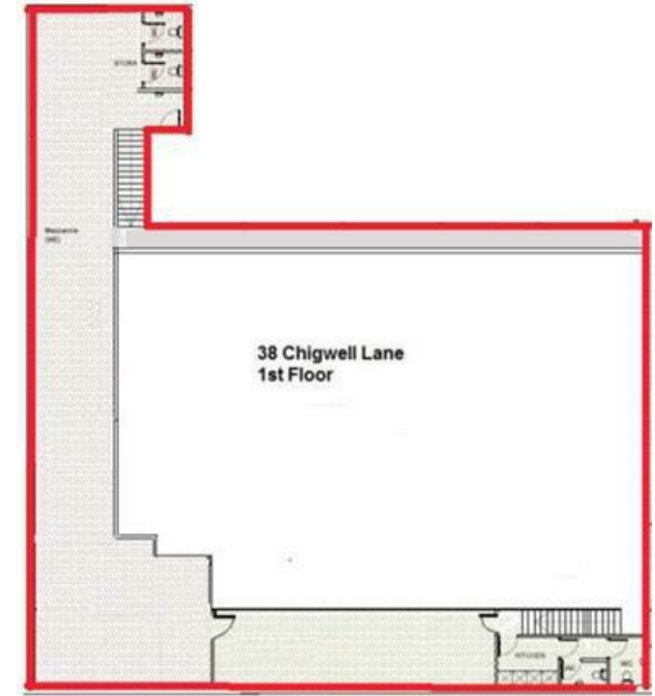
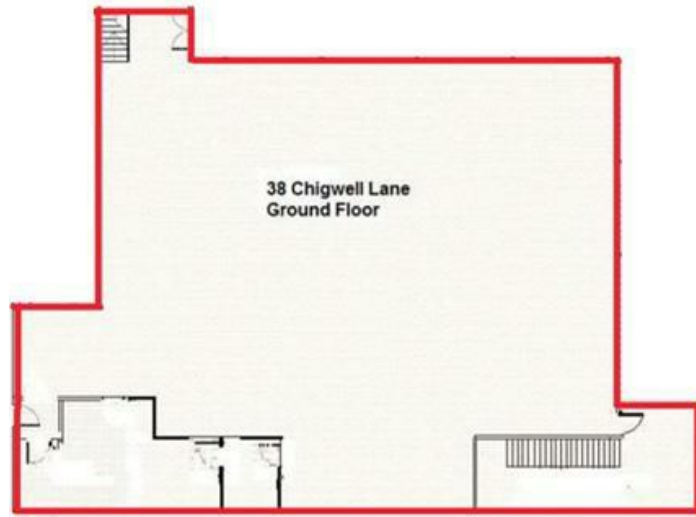
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