



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£29,000 PER ANNUM

- Ground floor office
- Approx 1,450 sq ft
- Suitable for a variety of occupiers
- Gated development
- 5 parking spaces included
- Rear Roller shutter

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

# UNIT 7, YORK HOUSE, LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TQ



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.

COMMERCIAL

#### Location

Situated on Langston Road, Loughton. Along Langston Road are a number of well-known occupiers such as BMW, Mercedes, Volkswagen, Kier (London) and the Higgins Group. Access to the motorway network is via Junction 5 of the M11 (southbound only) at Debden or Junction 26 of the M25 at Waltham Abbey. The closest tube station is Debden, which is on the Central Line, and this provides a regular commuter service to and from London.

#### Description

Comprising a modern ground floor office of 1,450 sq ft (134.7 sq m), located within a gated commercial development. The premises have been divided into a main office, private offices, a boardroom and storage with the use of demountable partitioning, but these could be removed if an ingoing tenant wanted a more open-plan environment. The property is currently being used by a security company but would suit a variety of occupiers.

Male and female toilet facilities included.

Roller shutter included.

5 allocated parking spaces included.

All measurements quoted are approximate only and on the basis on Gross Internal Area.

#### Terms

Available by way of a new lease, on terms to be agreed, at a rent of £29,000 plus VAT per annum. Service charge details available upon request.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £20,000

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £9,980

Interested parties are advised to confirm current rate liability with the Local Authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The property had an Energy Performance Certificate rating of D.





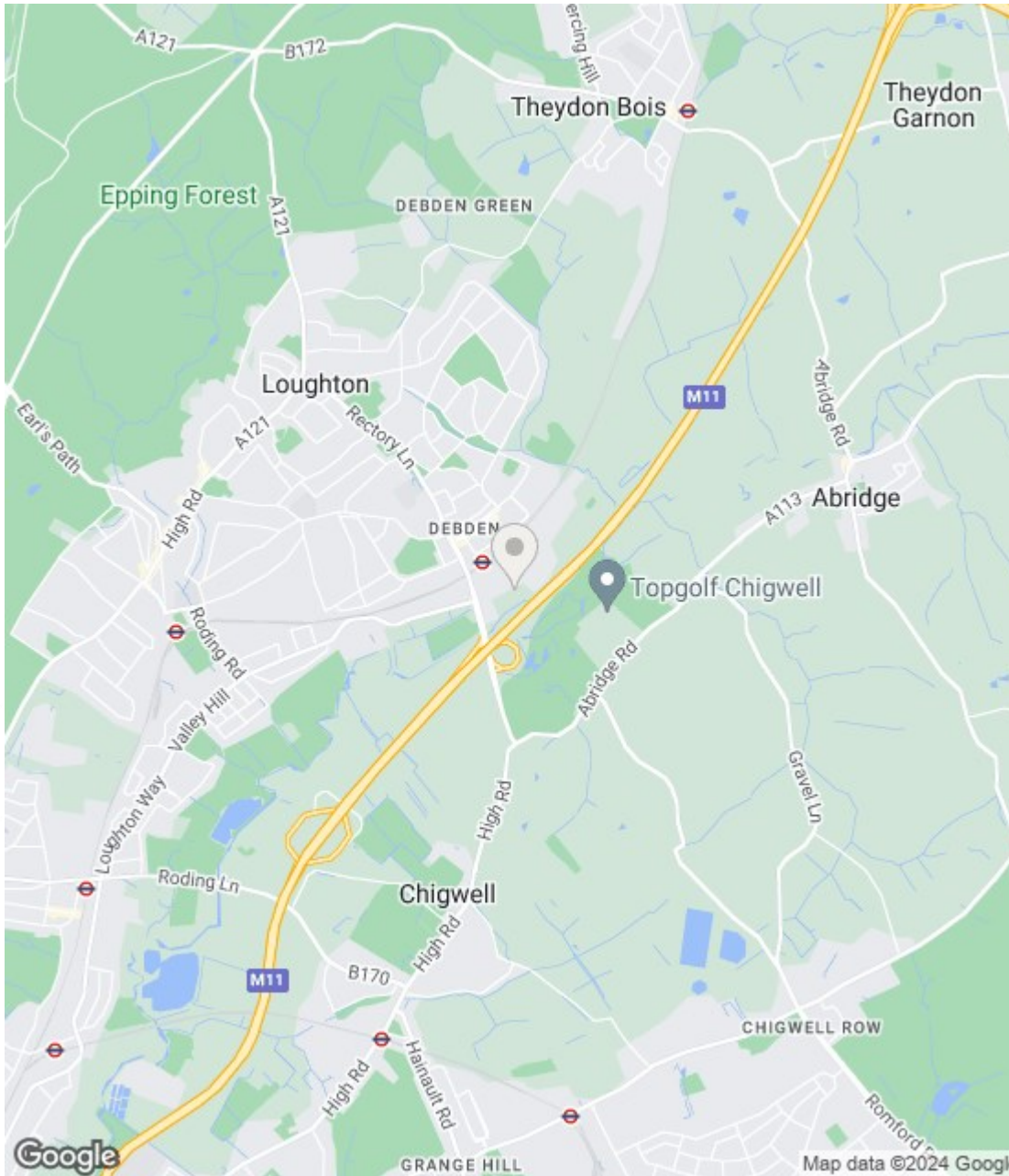
**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£29,000 PER ANNUM



**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>		
(55-68) <b>D</b>	60	60
(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	

COMMERCIAL

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

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.



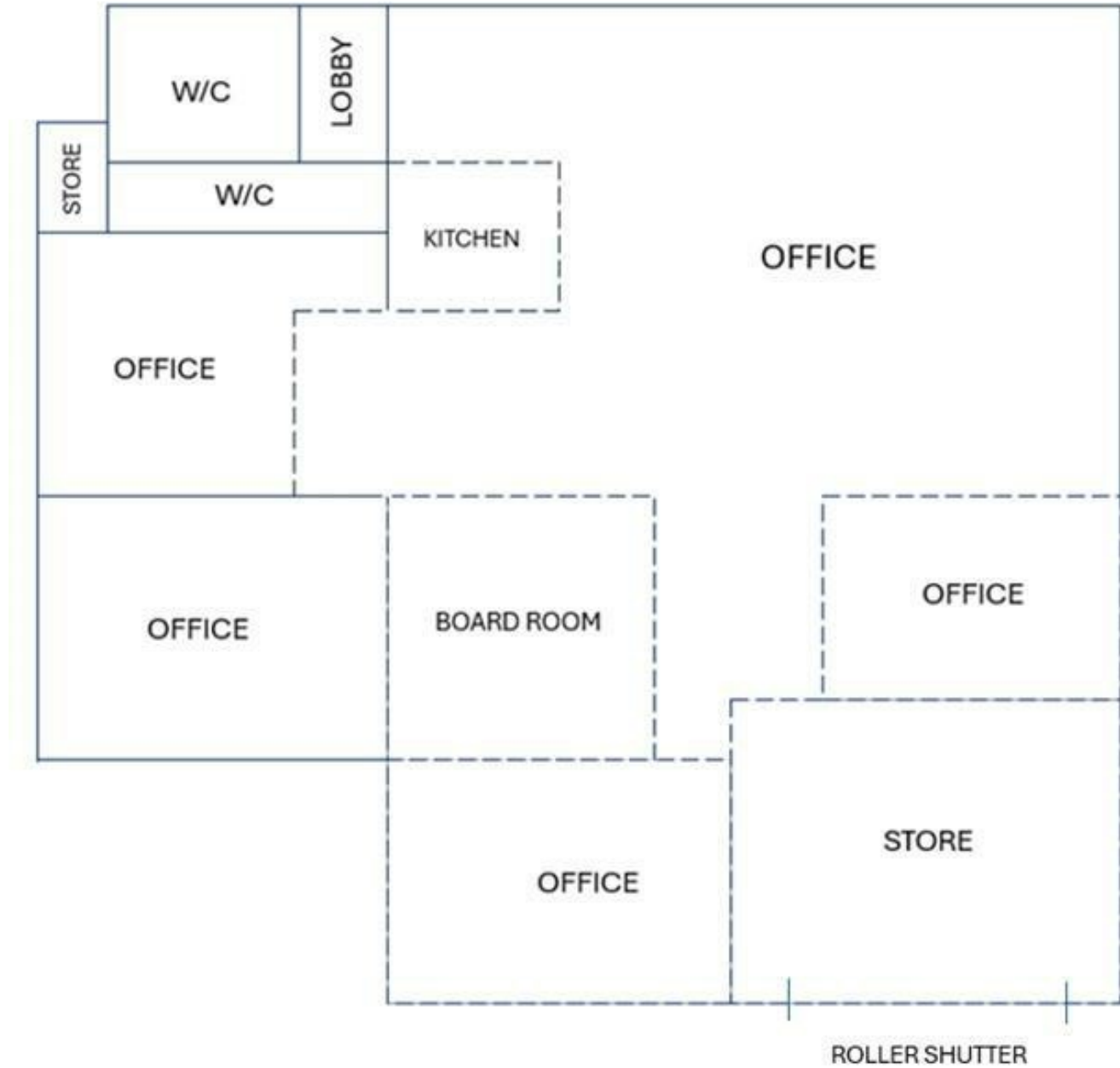
**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£29,000 PER ANNUM**



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

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.

COMMERCIAL