

Elizabeth House

2 Langston Road, Loughton, Essex, IG10 3SD



Key Highlights

- Modern office accommodation.
- 4,175 ft² / 4,200 ft² / 8,375 ft².
- Excellent on-site parking ratio 1:210 ft²
- Prominently located with visibility from the M11.

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford CM1 1BT

01245 293228

savills.co.uk



Location

Elizabeth House is located just off Langston Road which has fast become a go to destination given the wide range of services available, such as car dealerships (BMW / Mini, Mercedes & Volkswagen) and the popular Epping Forest Retail Park (situated opposite) where retailers such as TK MAXX, Home Bargains, Next, Mountain Warehouse, Smyths, Aldi & Greggs amongst others can be found.

The building is within close proximity of J5 of the M11 and Debden (Central Line) underground station is within a few minutes' walk.

Description

A modern highly visible office building with excellent on-site car parking.

The ground and/or first floor office suites are available on a sub-lease basis.

The suites are accessed through a communal entrance reception/lobby.

Accommodation

Ground Floor	4,175 ft ²	387.94 m ²
First Floor	4,200 ft ²	390.46 m ²
Total	8,375 ft²	778.40 m²

Net useable floor area.

Rent

The current passing rent is based upon £26 psf pax.

Business Rates

We are advised the current assessment for each suite is RV £36,500.

Service Charge

An annual estate / service charge will be applicable based upon £8 psf pa subject to annual RPI increases.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Terms

A new FRI lease which will be contracted outside of the security provisions of the L&T Act 1954.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

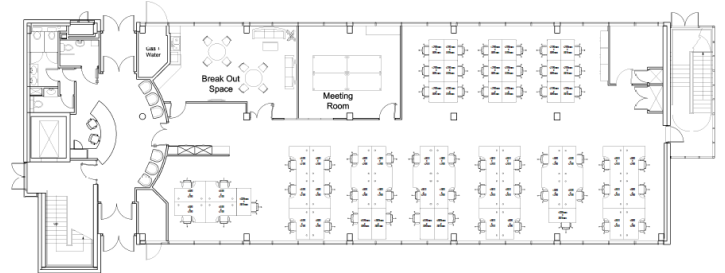
In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing and further information

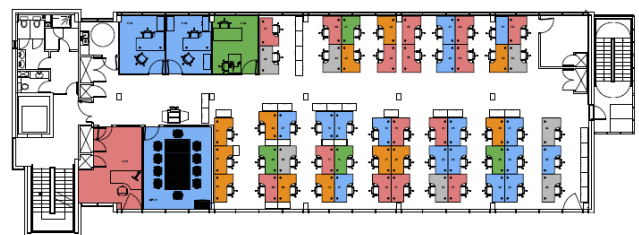
Strictly by prior appointment with the Sole Lettings Agent Savills Chelmsford:

Mike Storrs
mstorrs@savills.com
01245 293228

Ground Floor



First Floor



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

10th April 2024