

Europa House, Bower Hill Industrial Estate, Epping, Essex, CM16 7BN



Detached unit/offices approx. 5,543 sq ft (515 sq m)
with private car park

TO LET

- Ladies/gents toilets
- Kitchen
- Close Epping Station
- Loading door
- Electric security shutter
- Open plan & separate areas

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property forms part of the Bower Hill Industrial Estate. Epping Underground station is within walking distance, providing a service to London (Liverpool Street) in 37 minutes. The M25 is approx. 5 miles distant, with the M11 approx. 4.5 miles distant.

The property

Comprising a detached unit with offices to the front and loading area to the right. Internally, there are ladies/gents' toilets, kitchen and various display and storage/light industrial areas.

To the side is a private car park accommodating 9/10 spaces.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:
5,543 sq ft 515 sq m
Plus large private car park

Figures

£60,000 pax

Tenure

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Business rates

The Rateable Value (2023) is £32,500.

Legal Costs

Each party is to be responsible for the payment of their own legal costs.

EPC

Awaiting reassessment.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.