



Homefield House

Homefield Close (off High Street), Epping, CM16 4BZ

Self contained office building

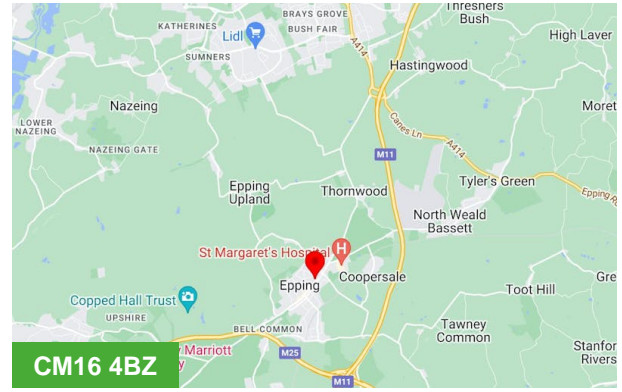
1,691 sq ft
(157.10 sq m)

- Suitable for a variety of uses within class E
- Parking can be provided
- Excellent natural lighting throughout
- Garage / Store

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Summary

Available Size	1,691 sq ft
Rent	£26,600.00 per annum
Business Rates	To be assessed
Service Charge	Not applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

An attractive self contained two storey office building constructed in the 1950's and much improved since. Access to the property is via a side entrance door to a bright reception area with 2 adjoining offices. Male/female W.C 's are located on the ground floor. At first floor level there is a further 3 offices, a gallery style break out area, a modern kitchen facility and a W.C.

The property benefits from excellent natural daylight, fully fitted carpets, gas central heating to radiators and modern LED strip lighting. An internal fire alarm is linked to the main Civic Offices. Externally, there is a fenced rear garden and large garage which could be used for additional storage. An area of the Homefield Close frontage garden is to be converted to provide off road parking (STPP) for approximately 4 vehicles. A pedestrian access can also be provided via the wider Civic Office estate.

Location

Homefield House is situated within the curtilage of the Civic Offices which are situated towards the northern end of Epping High Street. Epping is a market town and the High Street benefits from a wide range of independent and national retailers, service providers and eateries. Epping Underground station is within walking distance of the premises. Access to the National motorway network is available via Junction 26 of the M25 at Waltham Abbey, or alternatively via Junction 7 of the M11.

Accommodation

The accommodation comprises the following areas:

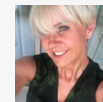
Name	sq ft	sq m
Unit - offices	1,427	132.57
Ground - Garage	264	24.53
Total	1,691	157.10

Terms

The property is available by way of new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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