

INCORPORATING...

brian **dadd** commercial

TO LET

**£650 PER CALENDAR
MONTH**

- Serviced office
- Flexible terms
- New lease
- Approx 150 sq ft
- Suitable for a variety of uses
- Ground floor premises

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

UNIT 5 FOREST BUSINESS CENTRE, 92A FOREST ROAD, LOUGHTON, ESSEX, IG10 1EQ



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 Forest Road, a predominantly residential area, which is located off the High Road, the main shopping area in Loughton. The Central Line Underground station at Loughton provides a regular commuter service to and from London and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or Junction 5 of the M11 at Debden (southbound only).

Description

Comprising a ground floor unit within a commercial yard with a gross internal area of approximately 150 sq ft (13.9 sq m). The premises would be suitable for a variety of uses and benefit from air-conditioning, alarm and shared w/c and shower facilities.

Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £650 + VAT per calendar month. The lease is to be excluded from the Landlord and Tenant Act 1954.

Business Rates

Please contact us for further details.

Legal Costs

To be met by the ingoing tenant.

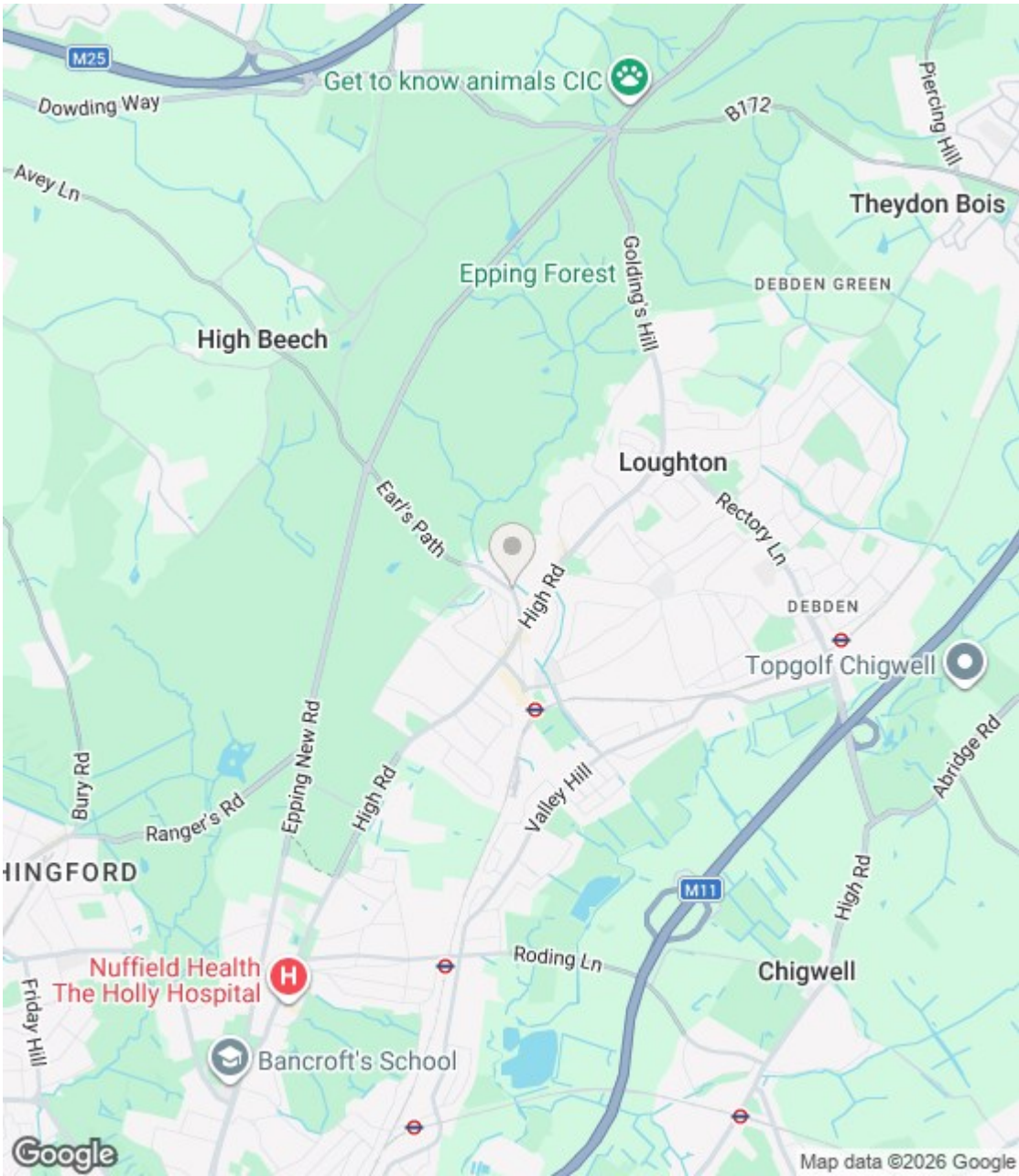
Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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