



## 102, High Road, Chigwell, Essex, IG7 6PJ

909 Sq Ft (84.45 Sq M)   £600,000 Freehold   or Rental of £35,000 Per Annum Exclusive

# High End Self Contained Offices, For Sale Freehold with Vacant Possession or To Let

## Key Features

GIA of approx 909 sqft  
(84.45 sqm)

Large Car Park with EV  
Charging Point

Air Conditioning/Gas CH

Glass Partitioning

Grade 2 listed

Meeting Room

CCTV & Alarm

Refurbished to a high  
standard

Three phase power

Automated Blinds

## Property Description

This property comprises of a ground floor office with an GIA of 909sq ft (84.45 sqm). The property has been significantly improved by the vendor and would be suitable for a variety of office users under Use Class E. The property benefits from air conditioning, glass partitioning, meeting room, gas central heating, carpeting, alarm, kitchen/W.C. three phase power, automatic electric blinds, and a large car park to the front. The property is offered for sale freehold with vacant possession, the flat above has been sold off on a long lease or to let on a new full repairing and insuring lease.

## Location

Situated fronting High Road, Chigwell, the property is situated next to the King William IV public house and diagonally opposite Brook Parade. The High Road leads in one direction to Loughton, Debden and the M11 and in the alternate direction through to Woodford Bridge and South Woodford. Chigwell's Central Line underground station is within half a mile of the property.

## Terms





### Price

£600,000 Freehold

### Rent

£35,000 Per Annum Exclusive

### Service Charge

TBC

### Rates Payable

£10,728.50

### EPC Rating

D-89

### Legal Costs

Prospective tenant to cover the landlord's legal costs.

### Referencing/AML

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up AML checks and references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted. by the Landlord.

### Viewing

Via Sole Agents

Adam Diamant: Land Commercial

020 8498 8080

[adam@landcommercial.co.uk](mailto:adam@landcommercial.co.uk)

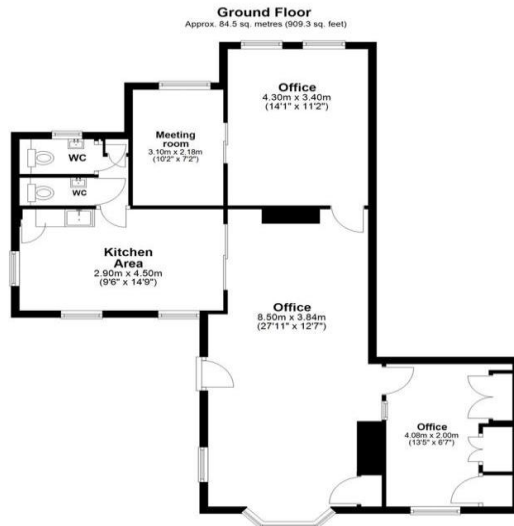
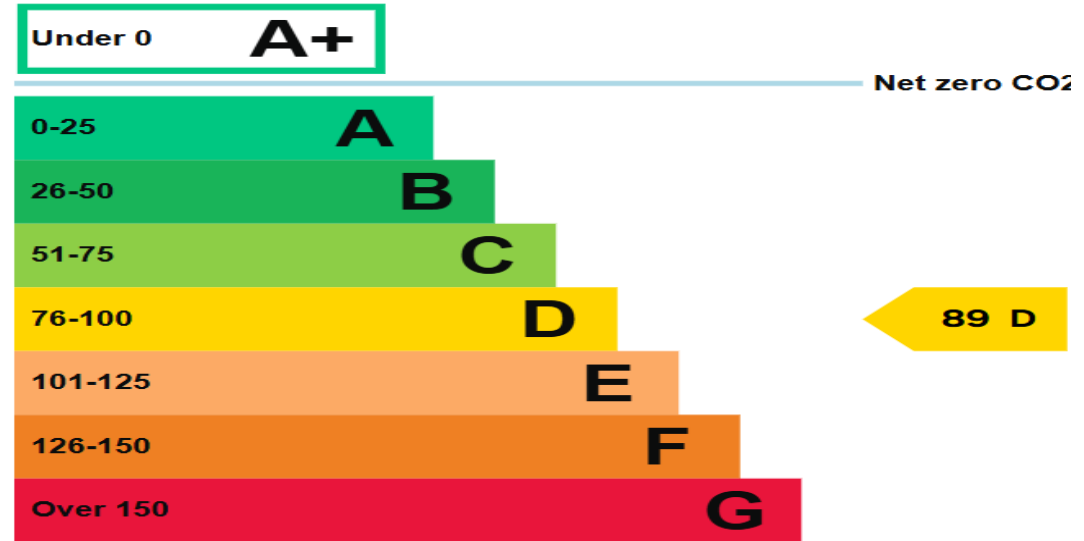
Joe Fox : Alex Martin

07469 170 711

[joe@alexmartin.co.uk](mailto:joe@alexmartin.co.uk)

# Energy rating and score

This property's energy rating is D.



Total area: approx. 84.5 sq. metres (909.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp

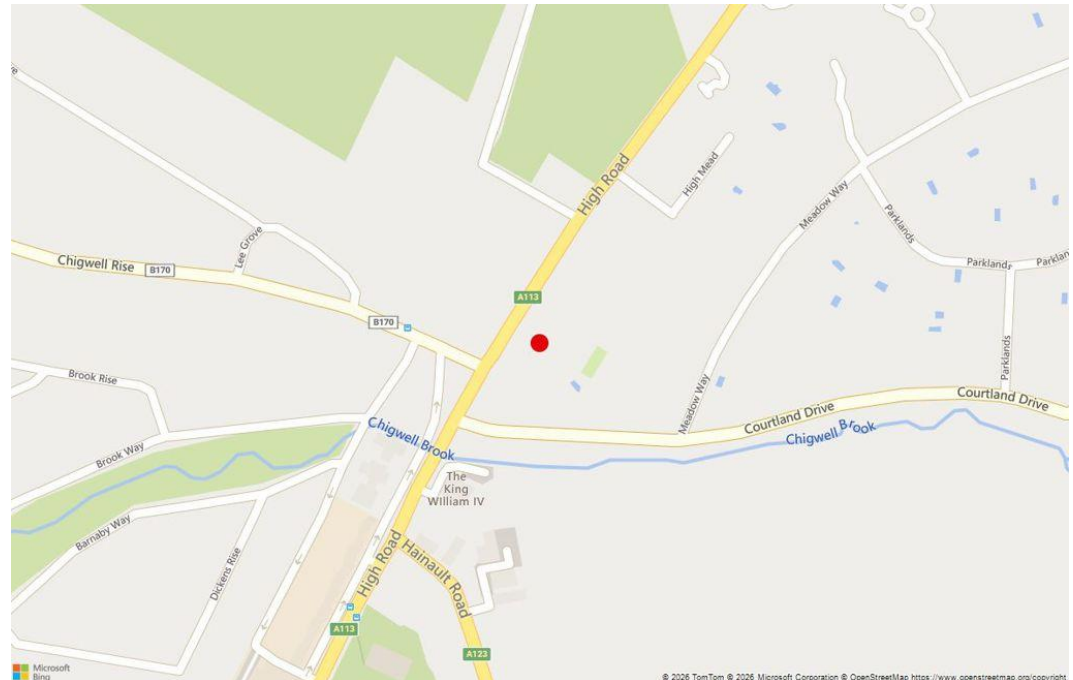
High Road



LAND COMMERCIAL

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