



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£14,000 PER ANNUM

- New build self-contained office
- Suitable for a variety of businesses
- Buckhurst Hill location
- New lease
- Approx 544 sq ft

108 WESTBURY LANE, BUCKHURST HILL, ESSEX, IG9
5PW



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.

CONTACT: 020 8501 9220
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Location

Situated on Westbury Lane, at the rear of Queens Road, which is the main commercial and shopping area of Buckhurst Hill, with numerous cafes and restaurants as well as many independent traders. Beside the property is a public car park. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton (southbound only) or the M25 at Waltham Abbey.

Description

Comprising a newly constructed, ground floor, self-contained office with an approximate Gross Internal Area of 544 sq ft (50.4 sq m). The premises are to be let in shell and core condition, with capped services. A toilet and kitchenette could be installed by the landlord depending on the ingoing tenant's requirements.

Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £14,000 per annum.

Business Rates

The premises will need to be assessed by the Rating Authority.

Legal Costs

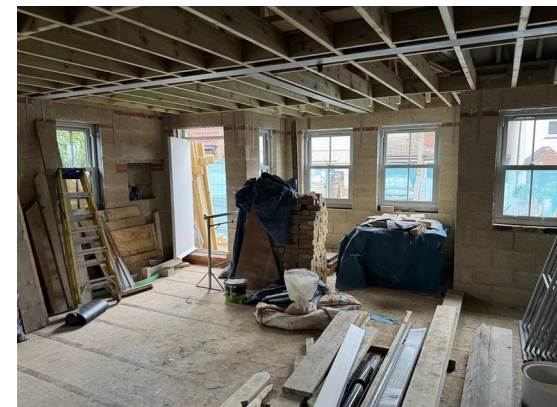
To be met by the ingoing tenant.

Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.

EPC

The premises have an Energy Performance Certificate rating of B.



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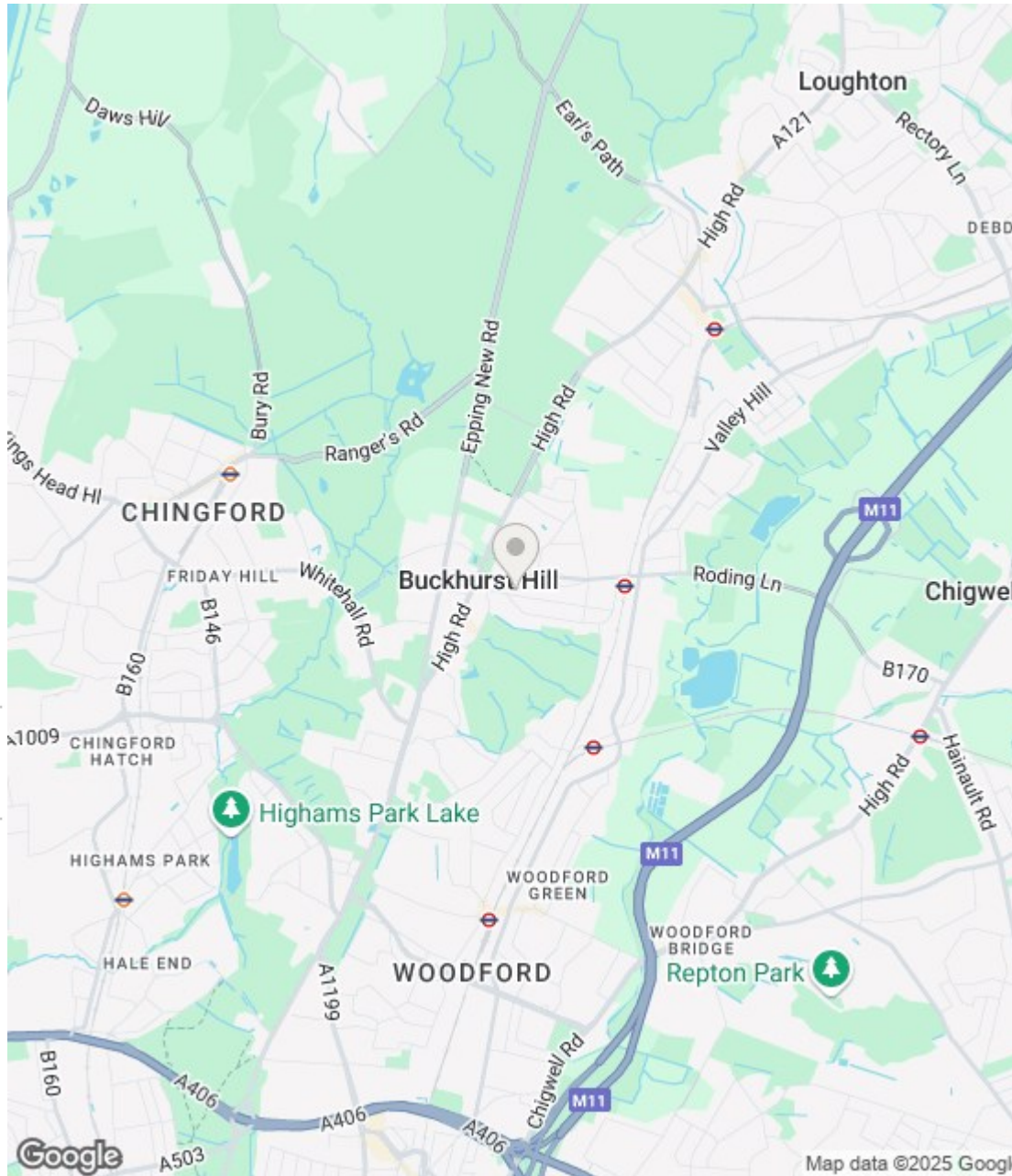
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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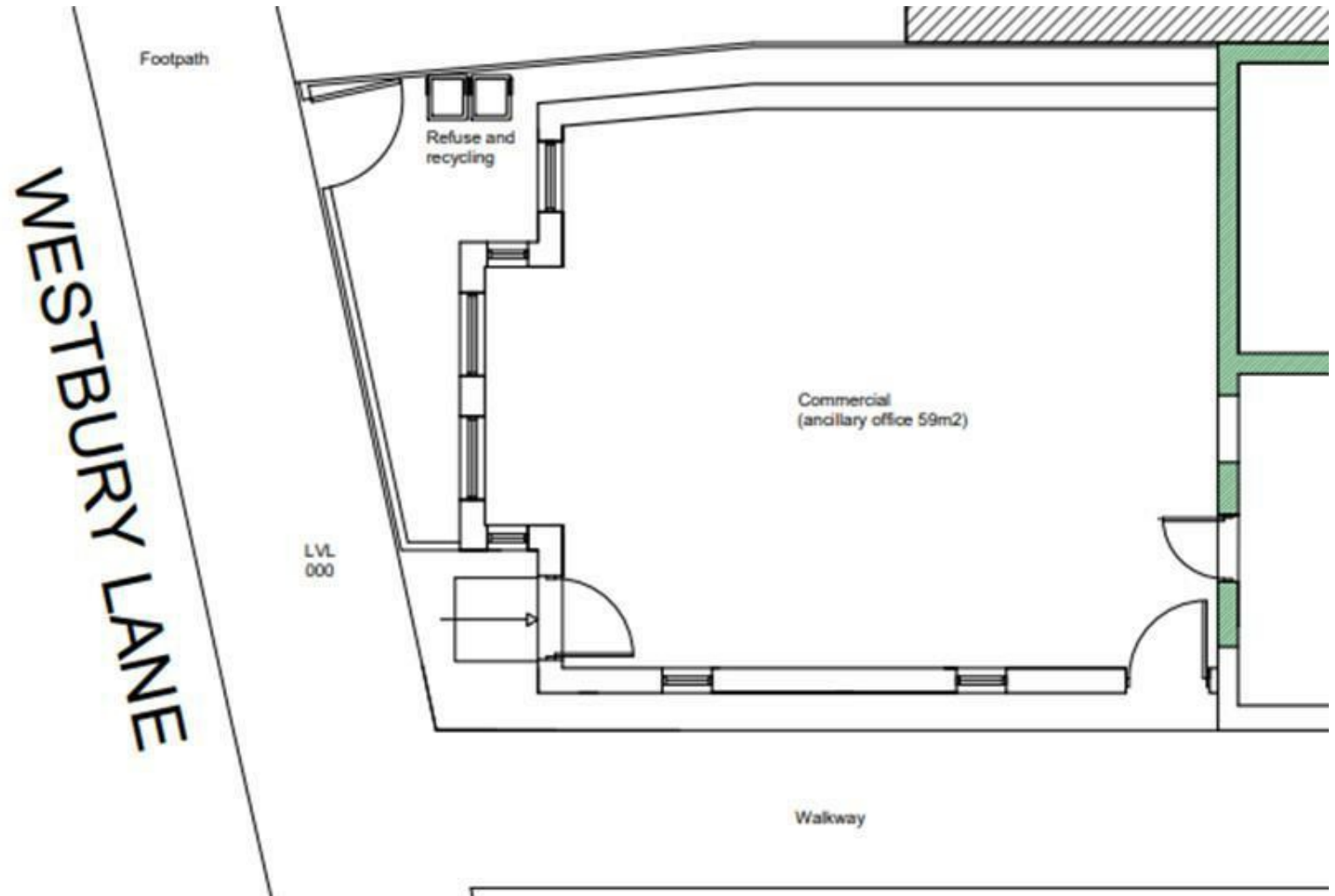
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