

INCORPORATING...

brian **dadd** commercial

TO LET

£34,750 PER ANNUM

- Ground floor office
- Approx 1,640 sq ft
- 7 parking spaces included
- Within gated development
- Kitchenette included
- Male & female toilet facilities included
- New lease

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

4-5 BUCKINGHAM COURT, RECTORY LANE, LOUGHTON, ESSEX, IG10 2QZ



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

Buckingham Court is located off Rectory Lane, to the north of Loughton Town Centre. Access to the motorway network is via Junction 5 of the M11 (southbound) at Debden or Junction 26 of the M25 at Waltham Abbey. Debden Underground Station is on the Central Line and provides regular train services into Central London and out to Epping.

Description

The premises are located on the ground floor of a modern, purpose-built 2-storey office building, situated within a gated development. The premises are more particularly described as follows:

Office: 1,640 sq ft (152.4 sq m).

Kitchen facilities included.

Male and female toilet facilities available.

7 allocated parking spaces included.

All areas quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a commencing rent of £34,750 per annum exclusive. The lease is to be excluded from the Landlord and Tenant Act 1954. Details of service charge available on request.

Business Rates:

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £40,500

2026/27 UBR: 0.432 P/£

2026/27 Rates Payable: £17,496

Interested parties are advised to contact the Local Rating Authority to confirm current rate liability.

Legal Costs

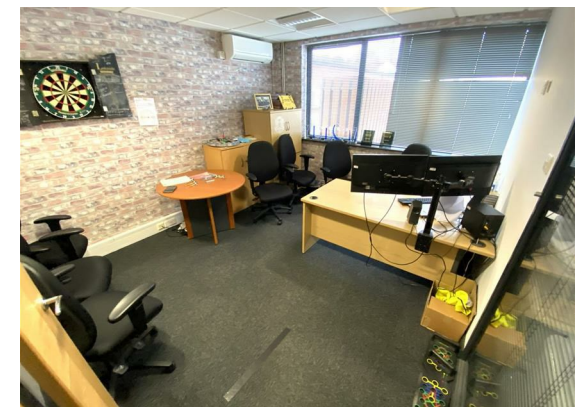
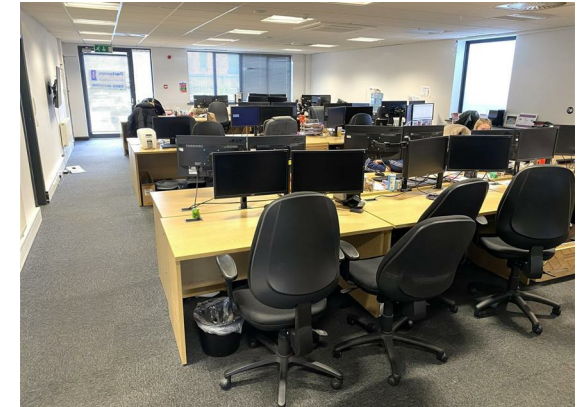
To be paid by the ingoing tenant.

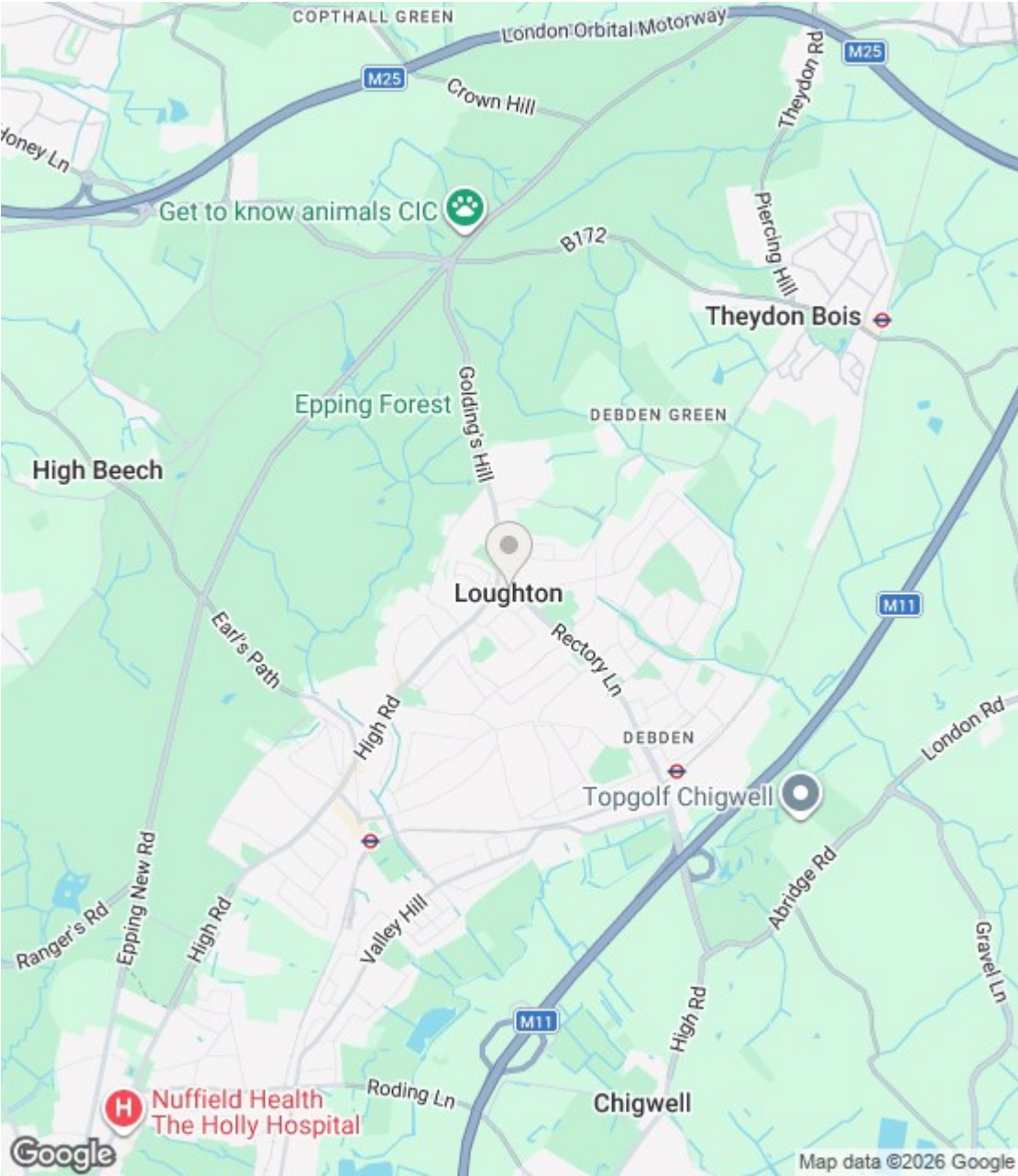
Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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