

INCORPORATING...

brian **dadd** commercial

TO LET

£4,188 (FROM) PER
ANNUM

- Modern serviced office suites
- Parking available
- Meeting facilities available
- From 96 sq ft - 1,205 sq ft
- Security - CCTV
- 24/7 access
- Pet friendly
- Modern and stylish

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

SERVICED OFFICES, BIZ SPACE M25 BUSINESS CENTRE, BROOKER ROAD, WALTHAM ABBEY, ESSEX, EN9 1JH



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.



CLARKE
HILLYER
EST 1885

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Location

Situated on Brooker Road in Waltham Abbey, which is home to a variety of businesses. Within Waltham Abbey itself there are a number of shops, banks, cafes and restaurants. The motorway network is accessed via Junction 26 of the M25 at Waltham Abbey. Waltham Cross railway station is on the Overground network and provides a regular service into Central London. The area is also served by local buses.

Description

The building itself is made up of 4 floors and each of these is divided into various sized serviced offices, meeting rooms, break out areas, kitchenettes and toilet facilities. The building also benefits from 24/7 access, security/CCTV, cafe and on-site car parking. Offices are provided unfurnished and office suites range in size from approximately 96 sq ft (8.91 sq m) to 1,205 sq ft (111.9 sq m). These modern stylish offices would suit a variety of businesses and viewings are highly recommended.

Terms

Available by way of flexible licence agreement. The licence fee includes rent, service charge, heating, lighting, water and cleaning of communal areas. Meeting rooms are also available for hire on an hourly or daily basis.

Business Rates

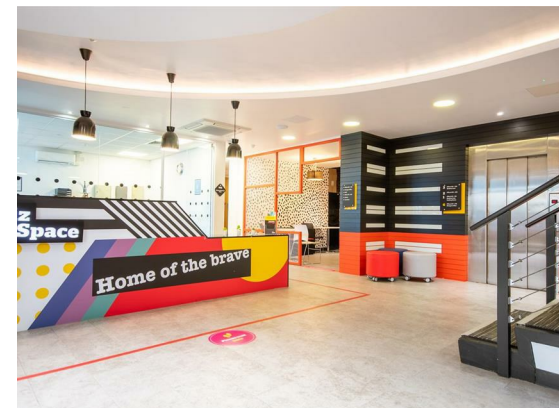
Tenants will need to register for business rates with the Local Authority, although they may qualify for Small Business Relief. Further details are available upon request.

Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

EPC

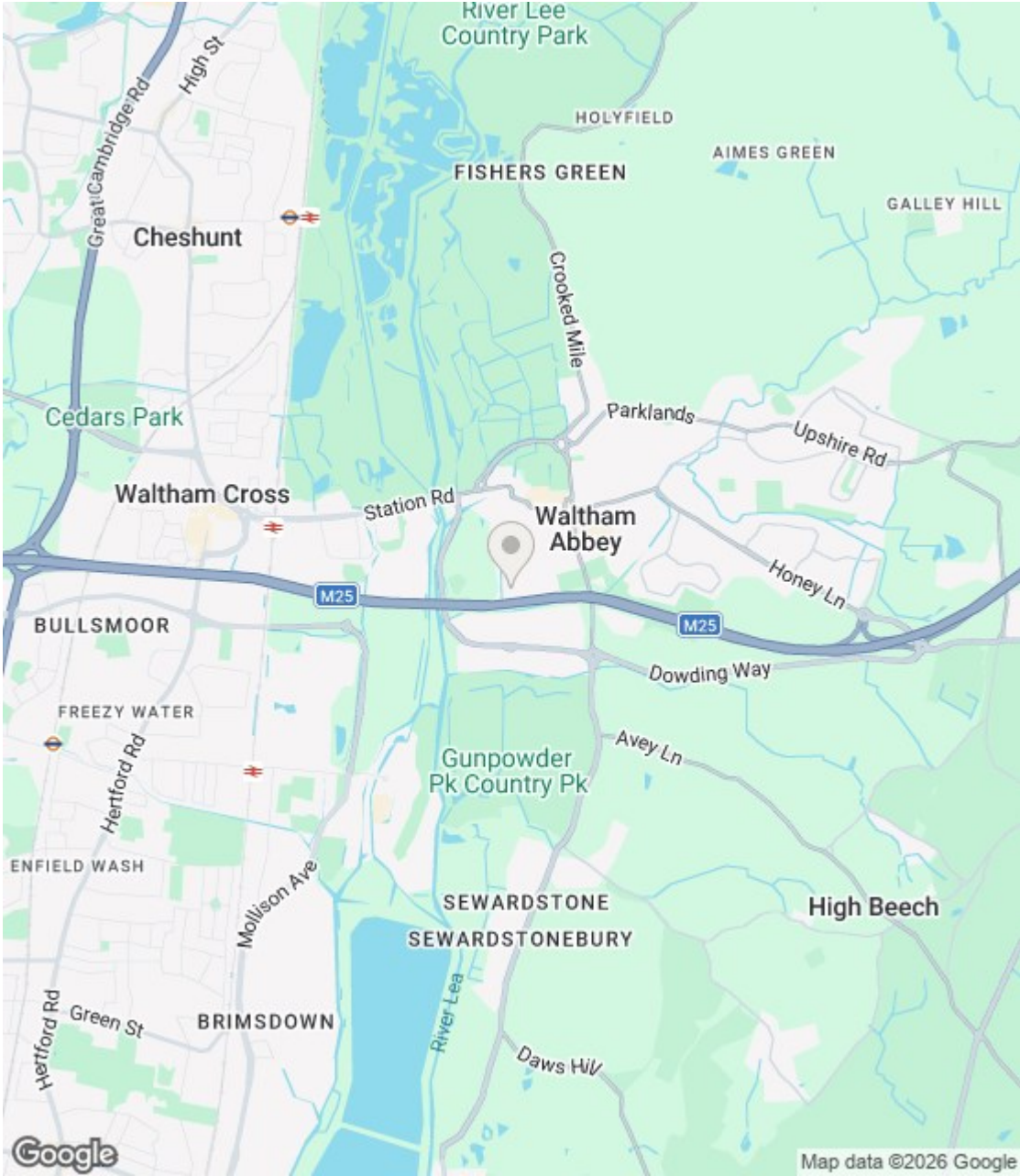
The property has an Energy Performance Certificate Rating of C.



COMMERCIAL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	84
(81-91) B		
(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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