

INCORPORATING...

brian **dadd** commercial

FOR SALE

**£1,200 (FROM) PER
CALENDAR MONTH**

- Suitable for a variety of start up businesses
- All inclusive licence fee
- Flexible terms
- Available now
- Close to Station

CRATE, PLOT 15 OAKWOOD HILL INDUSTRIAL ESTATE, LOUGHTON, ESSEX, IG10 3TZ



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**CLARKE
HILLYER**
EST 1885

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Location

Cr@te is prominently situated on the Oakwood Hill Industrial Estate in Loughton, which is approximately ¼ mile from the M11 (Junction 5- southbound only) and approximately 4 miles from the M25 (Junction 26). The nearest tube station is Debden, which is on the Central Line, and this provides a regular commuter service to and from Central London. Debden Broadway benefits from a variety of shops, eateries and a Lloyds bank.

Description

Cr@te will be home to 36 creative workspaces fitted out to meet the needs of the modern business. The flexible terms are intended to encourage entrepreneurs to enter into a varied, vibrant and fully serviced community. Internally, each unit in Cr@te is approximately 39'5" ft long, 7'8" wide and 8" high, with a Gross Internal Area of 302 sq ft (28 sq m). The units also benefit from shared toilet and kitchen facilities.

Terms

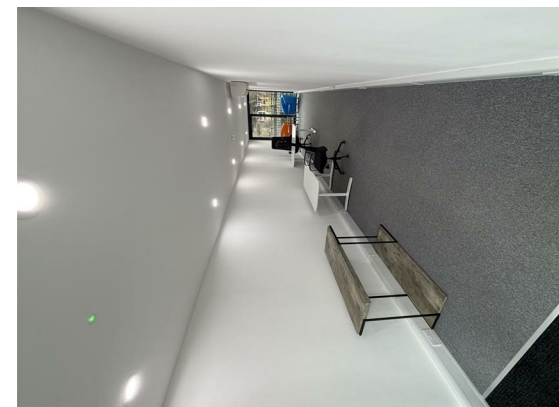
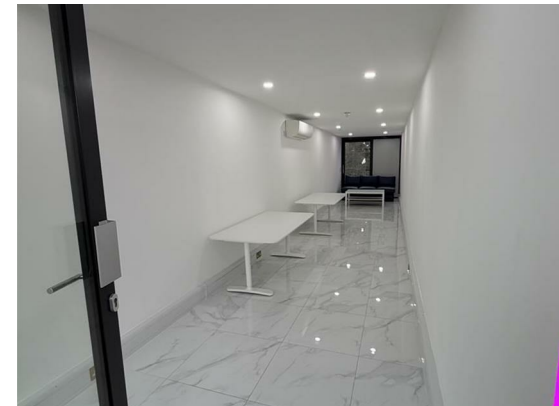
Units are available by way of a licence agreement at £15,600 plus VAT per year for the ground floor units and £14,400 plus VAT per year for the first floor units which includes rent, service charge, utilities, maintenance, buildings insurance, 24 hour access and security, kitchen and toilet facilities and fibre optic connectivity. The agreement would be for at least 1 year and thereafter can be terminated with 3 months' notice. A security deposit equal to 2 months' rent will also need to be held by the landlord for the duration of the term.

Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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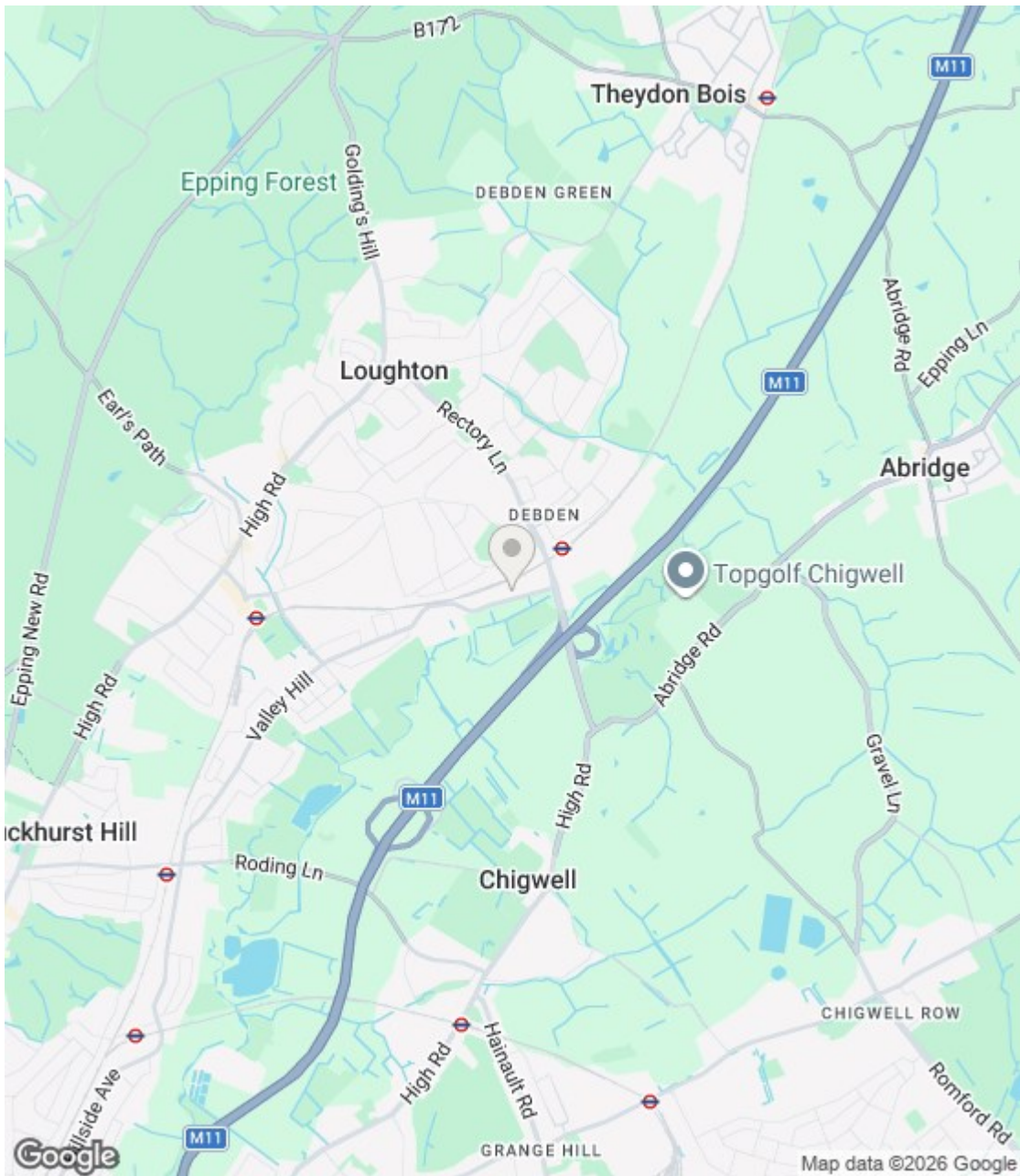


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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.

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