



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£750 PER CALENDAR
MONTH

- Modern serviced office suites
- Secure parking included
- From approx 180 sq ft - 500 sq ft
- Flexible terms
- 24 hour access

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

GRANGEWOOD HOUSE, OAKWOOD HILL INDUSTRIAL ESTATE, LOUGHTON, ESSEX, IG10 3TZ



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.

COMMERCIAL

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Location

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 London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many brands such as Aldi, Next and TK Maxx.

Description

Comprising a number of modern serviced office suites, of various sizes. The offices are situated within Grangewood House, a modern business centre which opened in 2015.

Office Suite 103 - 200 sq ft - £1,100 plus vat per calendar month - includes 2 parking spaces - AVAILABLE

Office Suite 203 - 170 sq ft - £725 plus vat per calendar month - NOW LET.

Office Suite 212 - 180 sq ft - £750 plus vat per calendar month - includes 2 parking spaces - AVAILABLE

Office Suite 205 - 500 sq ft - £2,200 plus vat per calendar month - includes 4 parking spaces - AVAILABLE.

Office Suite 207 - 200 sq ft - £1,100 plus vat per calendar month - NOW LET.

Office Suite 208 - 200 sq ft - £1,100 plus vat per calendar month - NOW LET.

Office Suite 101 - 102 - 400 sq ft - £2,100 plus vat per calendar month - NOW LET.

Terms

Available on flexible licence agreements, at licence fees starting from £750 + vat per month. The licence fee includes utilities, air conditioning/heating, communal facilities, maintenance, 24hr access and security, daily cleaning, 5Mb dedicated broadband, Wi-Fi and allocated parking. Business Rates are not included in the licence fee but Small Business Rates Relief could be claimed providing this is your only registered business address.

Viewings

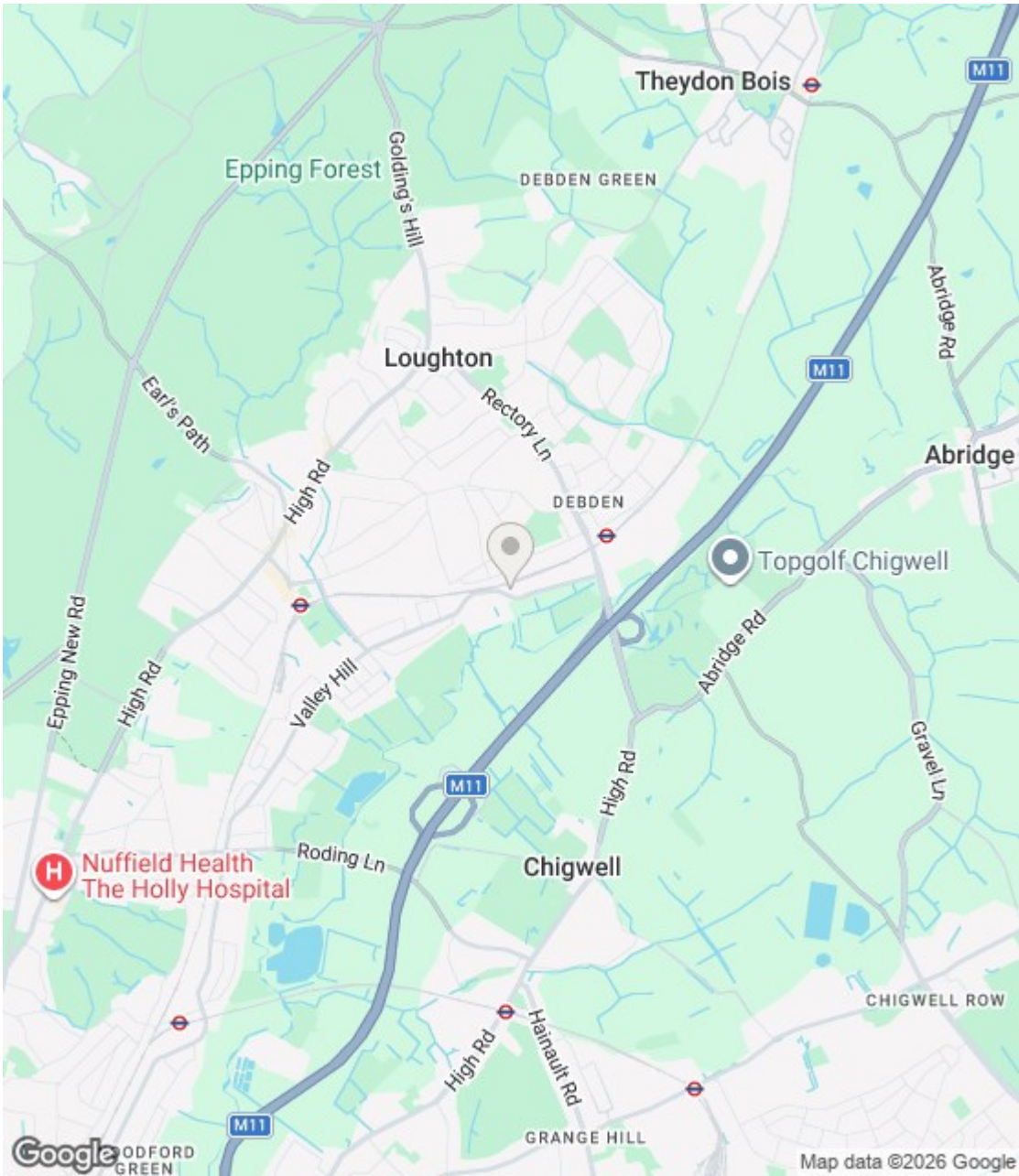
Strictly via agents Clarke Hillyer on 020 501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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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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