

INCORPORATING...

brian **dadd** commercial

TO LET

£24,000 PER ANNUM

- Reduced rent
- Ground floor office
- Approx 1,478 sq ft
- Parking included
- Opposite Debden Tube Station
- Chigwell Lane location
- New Lease

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

GROUND FLOOR OFFICE, 40 CHIGWELL LANE, LOUGHTON, ESSEX, IG10 3NY



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

INCORPORATING...

brian **dadd** commercial

TO LET

£24,000 PER ANNUM

Location

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The property is approximately ¼ mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway is the main shopping area in Debden and comprises a variety of independent and multiple traders.

Description

Comprising a ground floor office, situated within a 3-storey office building, facing onto Chigwell Lane. The accommodation is more particularly described as follows:

Offices: 1,478 sq ft (137.3 sq m)

Male & female toilet facilities & kitchenette included.

2 parking spaces available.

All measurements quoted are approximate only.

Terms

Available on a new, full repairing and insuring lease, at a rent of £24,000 plus VAT per annum. The lease would be excluded from the Landlord & Tenant Act 1954.

Further terms are to be agreed.

Business Rates

Epping Forest District Council have informed us of the following;

2026 Rateable Value: £21,750

2026/27 UBR: 0.432 P/£

2026/27 Rates Payable: £9,396

All interested parties are advised to verify these figures with the local rating authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

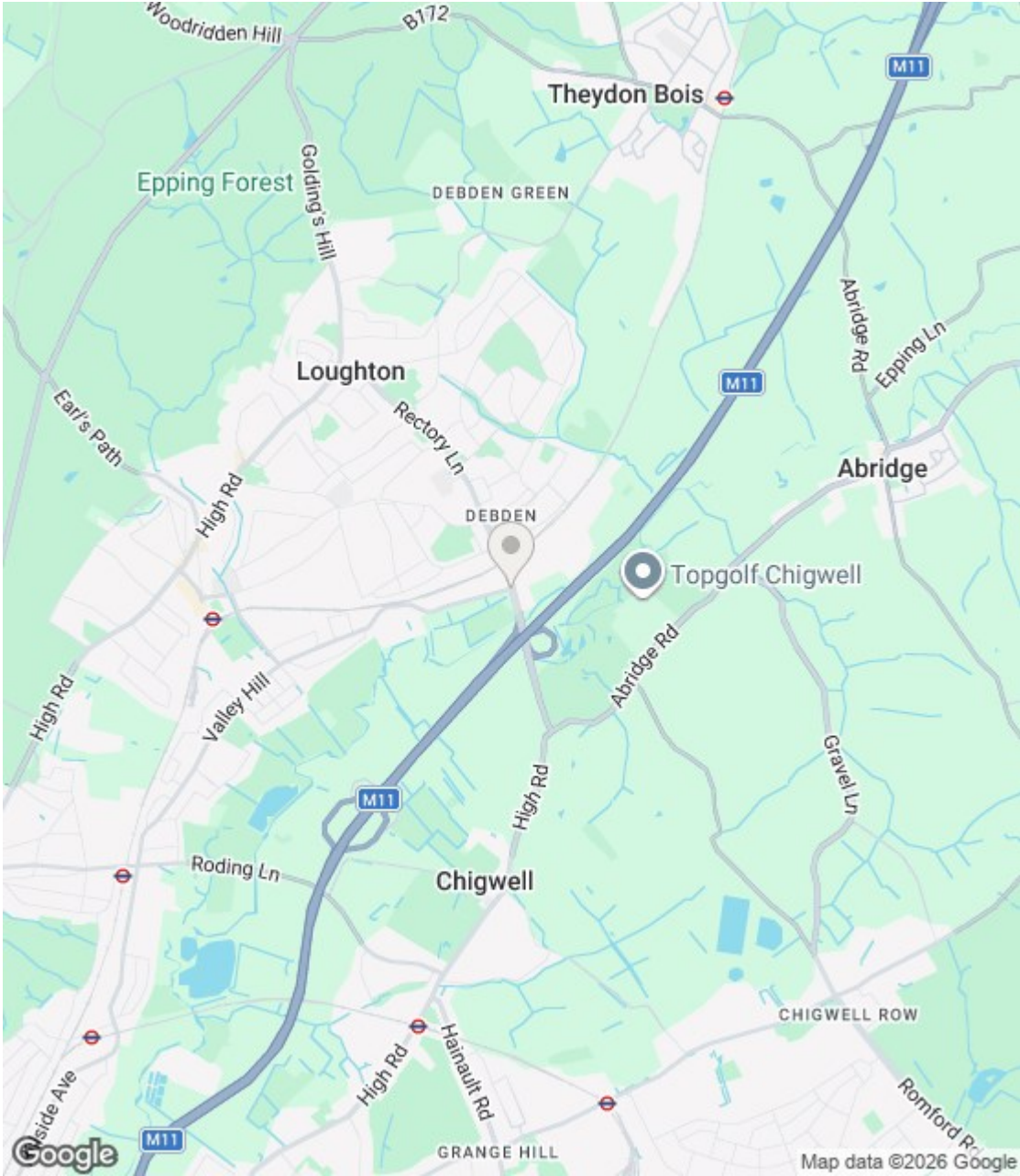
Strictly through agents Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of B.



COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	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 	

INCORPORATING...

brian **dadd** commercial

TO LET

£24,000 PER ANNUM

