



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£12,000 PER ANNUM

- First Floor Serviced Offices
- Totalling Approx 568 sq ft (52.8 sq m)
- Suitable for a variety of uses
- Chigwell Road location
- Self-Contained
- Double Glazed
- Gas Central Heating
- Close to Amenities

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

FIRST FLOOR OFFICES, 618A CHIGWELL ROAD, WOODFORD GREEN, ESSEX, IG8 8AA



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

Situated on Chigwell Road, Woodford Green, which connects Woodford to Chigwell. This part of Chigwell Road forms a mixed commercial parade comprising shops, restaurants, cafes and offices. The closest train station is Woodford which is on the Central Line. Parking is available along Chigwell Road and in the neighbouring Ashton Playing Fields.

Description

Comprising self-contained 1st floor offices which would suit a variety of occupiers. The premises benefit from their own toilet facilities and kitchen. The accommodation is more particularly described as follows:

Office 1: 57 sq ft (5.3 sq m).

Office 2: 160 sq ft (14.8 sq m).

Office 3: 148 sq ft (13.7 sq m).

Kitchen: 73 sq ft (6.8 sq m).

Toilet: 18 sq ft (1.6 sq m).

Landing: 112 (10.3 sq m).

Total: 568 sq ft (52.8 sq m)

All measurements quoted are approximate only.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £12,000 per annum, inclusive of Business Rates, electricity, water, gas and service charge.

Business Rates

To be included within the rent.

Legal Costs

To be met by the incoming tenant.

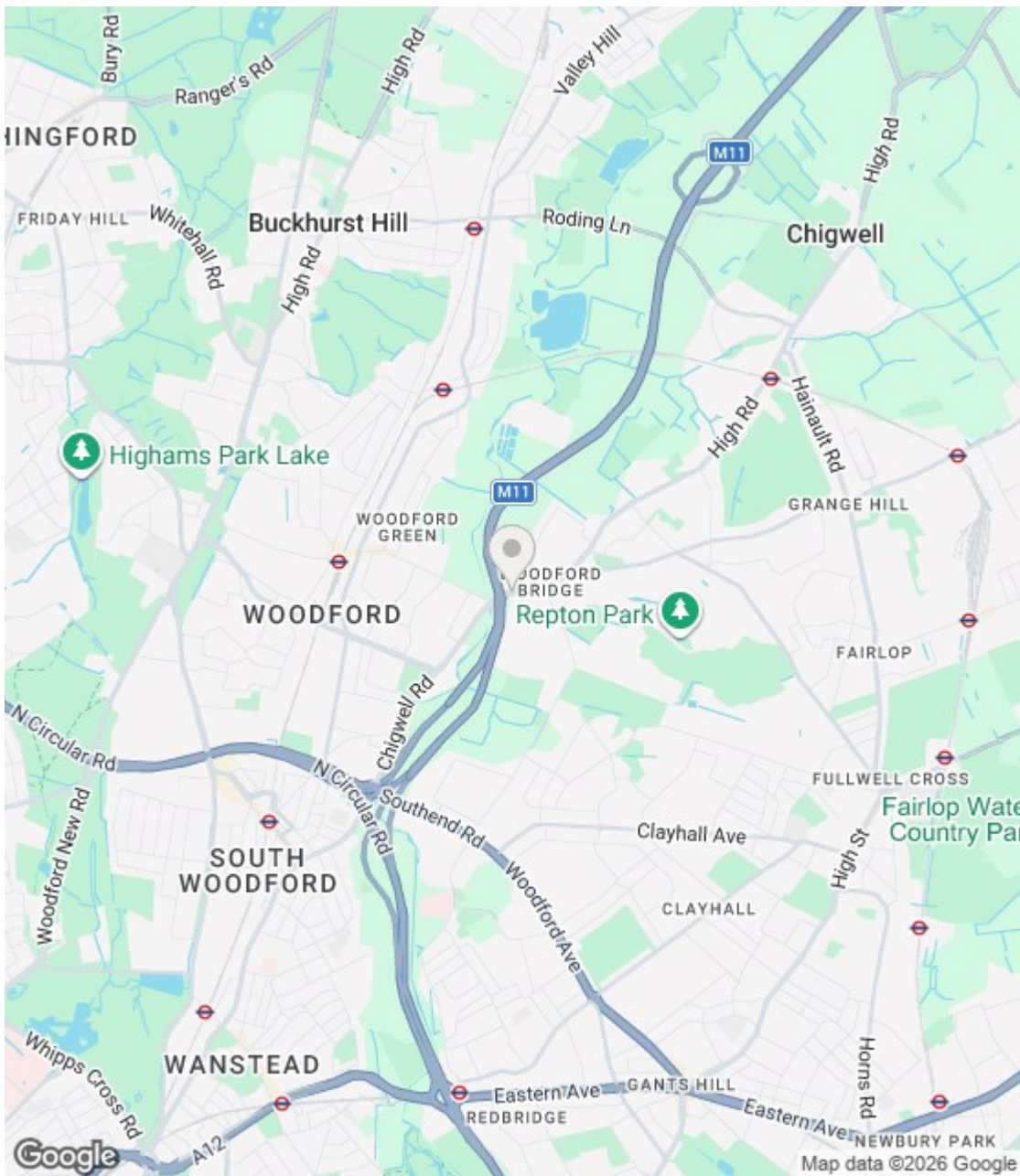
Viewings

Strictly via sole agents Clarke Hillyer, tel on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate of C.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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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