



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£85,000 PER ANNUM

- Modern office space to let
- Approx 4,799 sq ft
- Suitable for a variety of businesses
- Parking available
- Close to station & amenities

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

SUITE 105W STERLING HOUSE, LANGSTON ROAD, LOUGHTON, ESSEX, IG10 3TS



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

Location

Sterling House is located on Langston Road in Loughton, Essex. Also situated along the road are a number of well-known occupiers such as BMW, Volkswagen and the Higgins Group. Epping Forest Retail Park is opposite the property and this is home to many established brands such as Aldi, Next and TK Maxx. Access to the motorway network is via junction 5 of the M11 (southbound only) or junction 26 of the M25. The nearest tube station is Debden, which is on the Central Line, and this provides a regular commuter service to and from London.

Description

Sterling House is a large commercial building which is occupied by a wide variety of tenants and benefits from a restaurant, gym and 24 hour access. This particular office suite is located in the West Wing of the building and has an area of 4,799 sq ft (445.8 sq m). Shared toilet facilities available.

All areas quoted are approximate only and on the basis of Gross Internal Area.

Terms

The office is available on terms to be agreed, at a rent of £85,000 per annum. Tenants will also be charged a service charge equating to £5 per sq ft, which includes maintenance, security and buildings insurance. Tenants will be responsible for their own electricity. The agreement would be outside of the Landlord and Tenant Act 1954. Parking spaces are available and each space is chargeable at £1,500 + VAT per annum.

Business Rates

The premises will need to be assessed by the Rating Authority.

Legal Costs

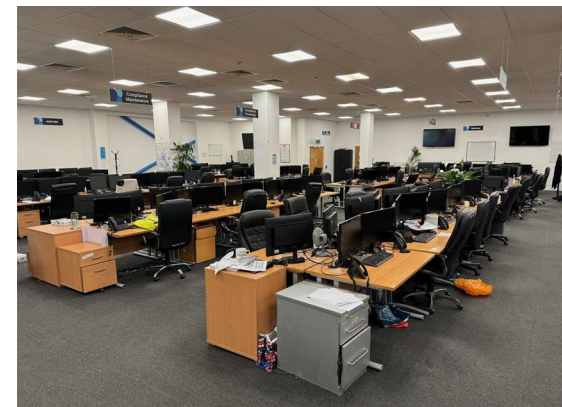
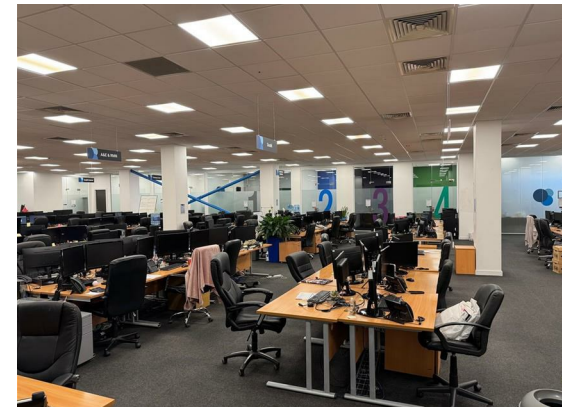
To be met by the incoming tenant.

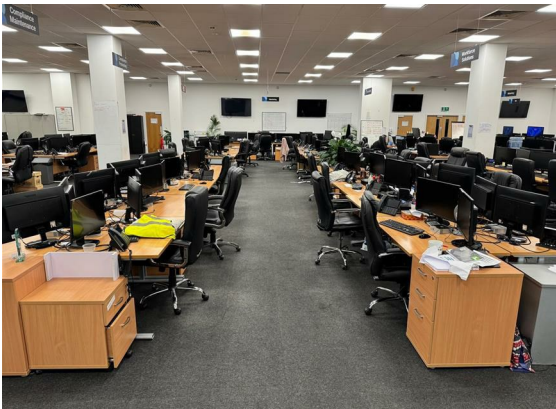
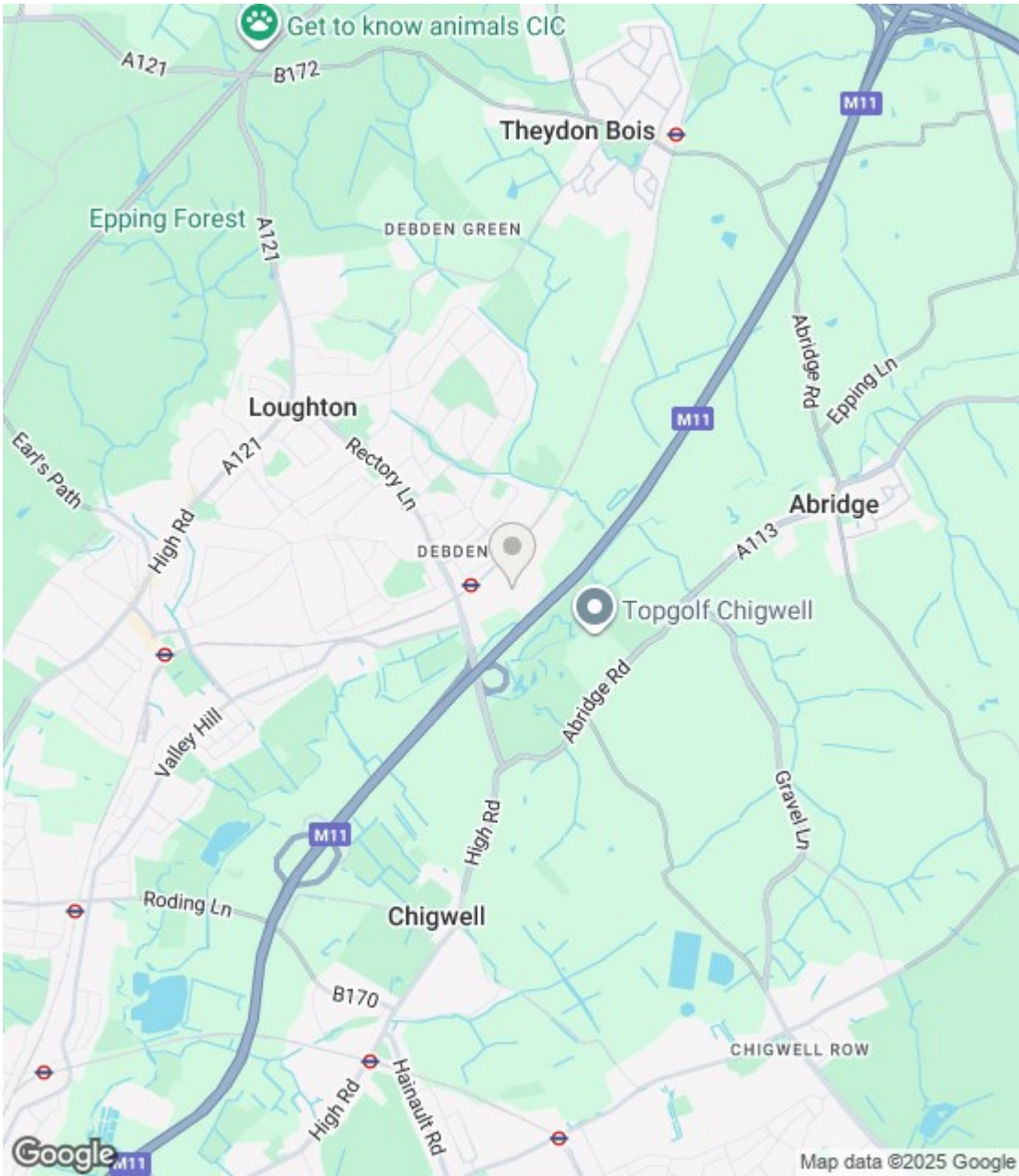
Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





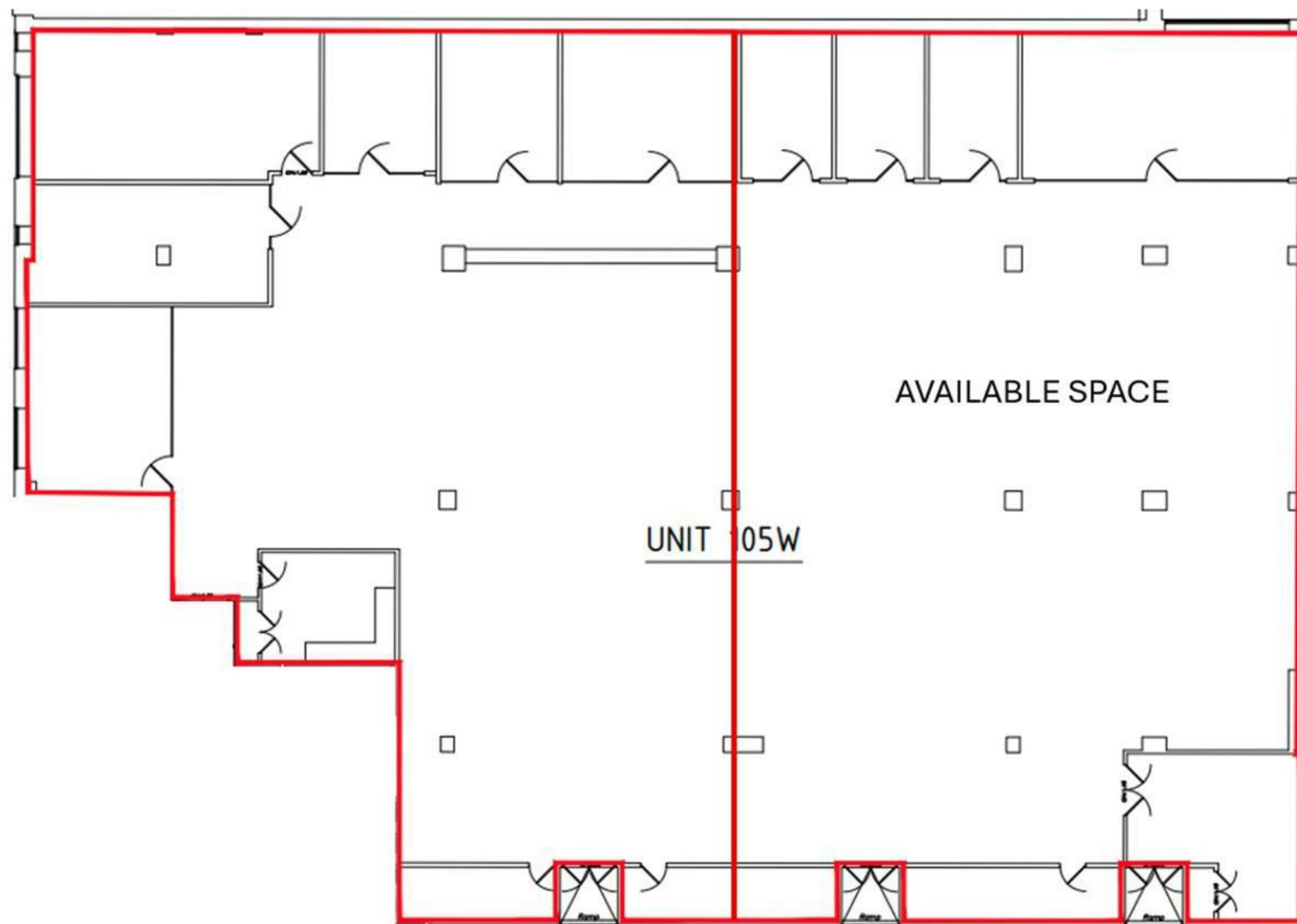
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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