



*** DRAFT ***

TO LET

**ENTIRE FIRST FLOOR
UNIT 6
BLOCK B
BUCKINGHAM COURT
RECTORY LANE
LOUGHTON
IG10 2QZ**

975 sq.ft. (90.58 sq.m.)

Location

Buckingham Court is located off of Rectory Lane to the north of Loughton Town Centre and very close to the Rectory Lane/A121 High Road/Goldings Road junction. Access to the motorway network is via Junction 5 of the southbound M11 at Debden or Junction 26 of the M25 at Waltham Abbey.

Debden underground station (Central Line) is closely providing convenient access to City and West End with the following journey times:

London Liverpool Street – 32 minutes

Oxford Circus – 42 minutes

Epping – 6 minutes

Information provided by TfL



Accommodation

Available accommodation comprises of the entire first floor of a 2x storey purpose built office building situated within a secure gated office development.

The first floor is essentially open plan although has been divided by way of a combination of full height glazing and demountable partitioning to form 3 private offices as well as an open plan area.

The suite is in superb condition and has an approximate Net Internal Floor Area (NIA) of 975 sq.ft. (90.58 sq.m.).

Amenities

Kitchenette

4x allocated car parking spaces

Suspended ceiling with inset lighting

Fully carpeted

Superb decorative order

Communal Male & Female WC's

We understand that the fixtures & fittings in situ may be available under separate negotiation.



Terms

Tenure

A new lease is available for a term to expire no later than 31 December 2024 without review at a quoting rent of £20,000 pax. We understand a new longer lease may be available directly from the Landlord if required.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Service charge

Tenant to be responsible for 33% of any costs incurred.

Business rates

We understand business rates for the current year to 1 April 2022 are £8,108.75. Interested parties are advised to make their own enquiries in this regard.

EPC

An EPC will be available shortly.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and/or individuals before accepting an offer for any property.

Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via Freeholders sole agents:

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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