

**RENT
REDUCED**

FIRST FLOOR OFFICE SUITE

TO LET (MAY SELL)

1,029sq.ft. (95.60sq.m.)

**309a HIGH ROAD
LOUGHTON
IG10 1AL**



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

Loughton is a popular historic town located within the Epping Forest district of Essex bordering Chingford, Waltham Abbey, Theydon Bois, Buckhurst Hill and Chigwell and being 12 miles north east of Charing Cross.

The subject property is situated at the northern end of the high road at the Traps Hill junction. Occupiers in the vicinity include M & S Simply Food, Sainsburys, GAILS bakery, The Ginger Pig, Nandos, DVSA test centre and Majestic Wine to name but a few whilst the high street is teeming with restaurants, coffee shops, bars and bistros as well as many local independent boutiques.

Loughton Central Line tube station is within walking distance offering quick and easy access to the Liverpool Street (27 minutes) and Oxford Circus (38 minutes).

Furthermore, the immediate area is served by the following bus routes:

- 20 – Walthamstow Bus Station to Debden
- 397- Salisbury Hall Sainsburys to Debden Broadway
- 418 – Loughton Station to Epping St Margaret's Hospital
- 418B – Loughton Station to Harlow Bus Station
- 542 – Debden circular route

* Information provided via TfL website.



Accommodation

The available accommodation comprises of a first floor office suite accessed via a gated entrance off of Traps Hill and arranged mainly as open plan with two private offices overlooking the High Road, Male & Female WC's, kitchenette and storage area.

The unit is in good overall decorative order and benefits from a single demised car parking space at the rear of the building.

Floor area as follows:

	Sq.ft.	Sq.m.
First floor	984	91.42
Storage	45	4.18
Total	1,029	95.60



Terms

Tenure

Leasehold. A new lease is available on terms to be agreed subject to periodic rent reviews where necessary.

Rent

£16,500 ~~£12,000~~ per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days.

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.

NB. Consideration would be given to the sale of the 110 year Long Leasehold interest held by our client. Details upon application.

Business rates

Payable by the Tenant.

Use

We understand the premises fall under use class E although we consider the suite ideal for the following sectors:

- * Medical/health sector to include clinical uses
- * Educational/academic including supplementary education
- * Professional and/or financial services
- * General offices

NB. Interested parties are advised to make their own enquires in this regard.

Possession

Immediately upon completion of legal formalities.

Building insurance & Service charge

£1,840 for the current financial year.

Legal costs

Each party to pay their own legal costs incurred.

Consumer 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 individuals before accepting an offer for the property.

Services/Utilities

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

EPC

An EPC will be available shortly.

Viewing

Strictly by prior appointment via sole agents.