

Ref: A96

First Floor Offices TO LET



**Connaught House, 1st Floor.
112-120 High Road, Loughton,
Essex, IG10 4HJ.**

LOCATION:

The property is situated in this busy main road location opposite Marks & Spencers Food Hall and surrounded by adjoining mixed user office and retail units. Nearby multiples include NatWest Bank and Nationwide Building Society.

Loughton's Central Line Underground Station is a short walk from the property via Station Road and the Sainsburys Superstore. The M25 and M11 are both less than 5 miles away.

**DESCRIPTION:**

The property comprises of first floor offices with an NIA of approximately 1,300 sqft (120.77 sqm). The offices benefit from carpeting, suspended ceiling, gas central heating, own kitchen, underfloor trunking, parking for 3 vehicles. The building has a communal entrance, passenger lift and W.C.'s.

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **FIRST FLOOR OFFICES**
- **NIA APPROXIMATELY 1,300 SQFT (120.77 SQM)**
- **CARPETING**
- **SUSPENDED CEILING**
- **GAS CENTRAL HEATING**
- **KITCHEN**
- **UNDERFLOOR TRUNKING**
- **PARKING FOR 3 VEHICLES**
- **PASSENGER LIFT**
- **COMMUNAL W.C.'s**

TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £21,000 p.a.x. plus VAT

SERVICE CHARGE: Approximately £15,200 p.a. plus VAT

UTILITIES: Approx £3,000 p.a. plus vat

RATES

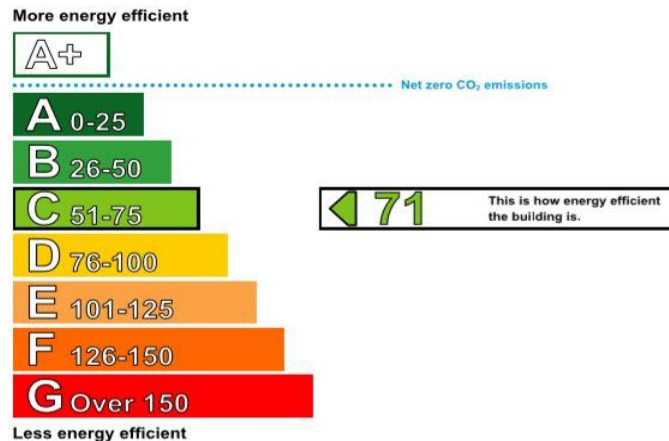
PAYABLE: £10,000 p.a. approx

EPC RATING:

Energy Performance Certificate 	
Non-Domestic Building	
Bespoke Recruitment (Construction) Ltd Connaught House, 112-120 High Road LOUGHTON IG10 4HJ	Certificate Reference Number: 0290-1945-0308-0160-1000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



REFERENCES: Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenants.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL LTD

020 8498 8080



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.