

PER ANNUM

**£26,400 Per Annum**

**Brooker Road**

Essex, EN9 1JH

#### LOCATION

Located on Brooker Road just a few moments from the M25 junction. There are several bus routes giving easy access to Waltham Cross and Loughton Stations.

#### DESCRIPTION

8-12 person office on the 1st floor with glass divide.

**INCLUSIVE OF UTILITIES** - The Pixel Building features sleek, modern architecture and high-quality finishes, creating an impressive first impression for clients and visitors. Ideal for start-ups and growing established businesses helps create a fun and modern environment.

Some facilities include parking, reception desk, meeting rooms, kitchen/W/C facilities, 24 hour access, onsite restaurant and regular cleaning.

#### ACCOMMODATION

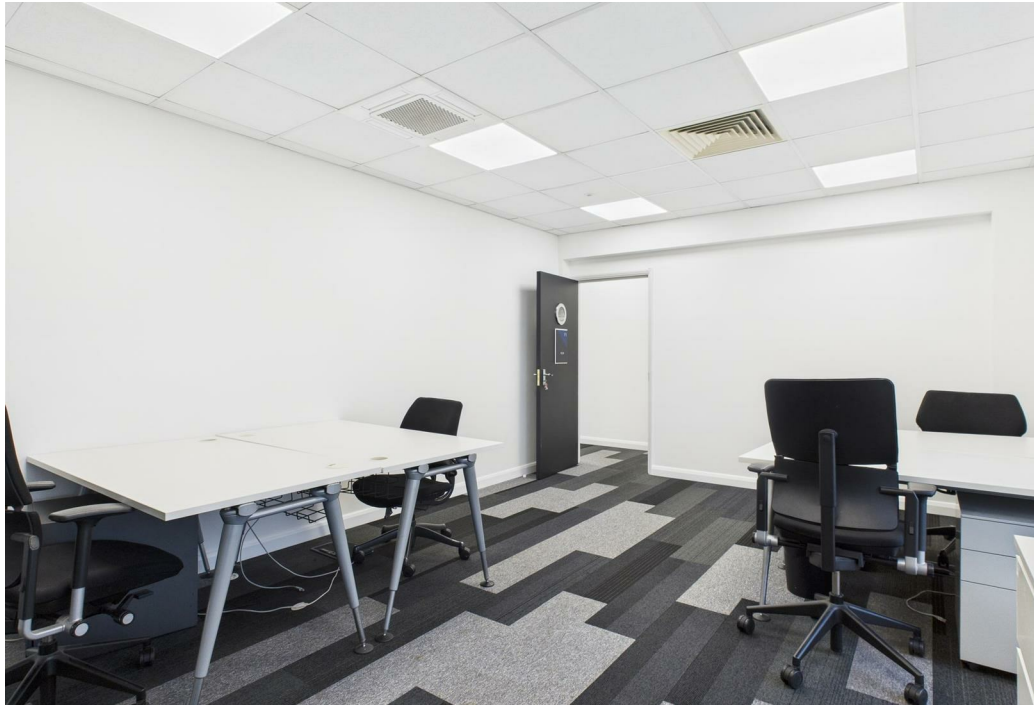
Gross Internal Area: 463 approx

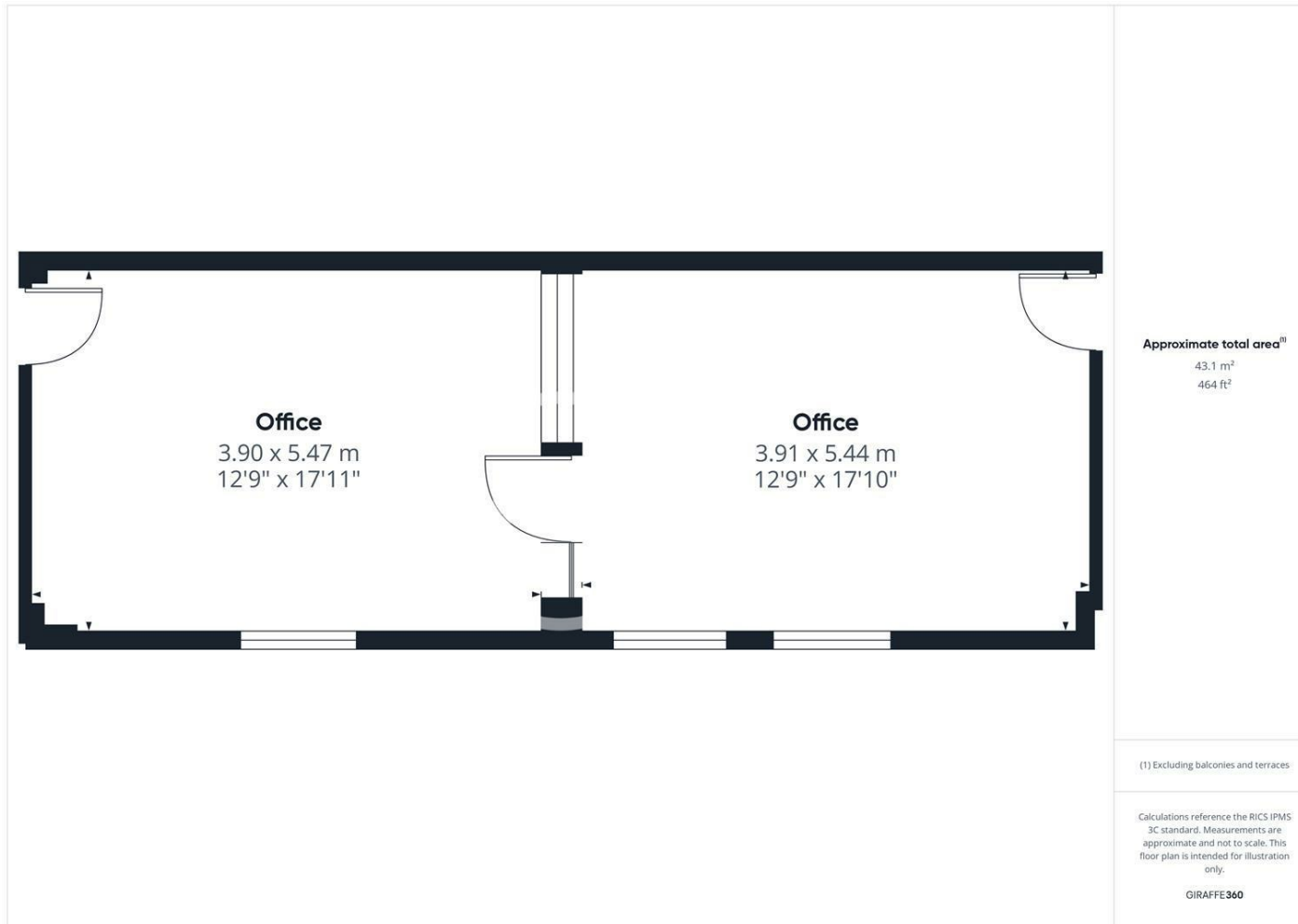
#### AMENITIES

- Cleaning
- Service charge
- Electricity
- Water
- Office comes with 2 new aircon/heating units
- Furniture
- A quantity of onsite parking spaces, free parking across the road outside
- High Speed Wi-Fi
- 24 hour access
- CCTV monitoring
- Reception service
- Use of staffroom/communal areas
- Meeting Rooms
- Post handling

#### TERMS







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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