



PER ANNUM

£30,000 Per Annum

Brooker Road

Essex, EN9 1JH

DESCRIPTION

8-12 person office on the 1st floor.

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

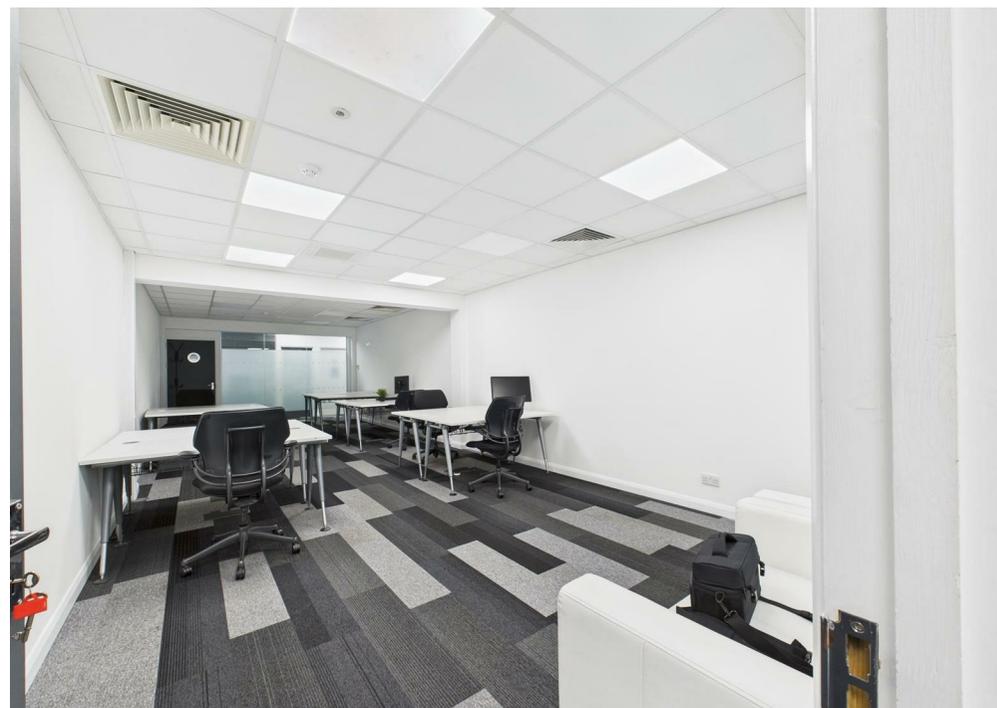
AMENITIES

- 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

License agreement - terms to be negotiated

VAT





Office
3.97 x 11.09 m
13'0" x 36'4"

Approximate total area⁽¹⁾
44.3 m²
477 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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