



PER ANNUM

£59,940 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

Rear self contained unit with kitchenette and W/C currently used as nursery. The property has access to full on site facilities as well as secure parking.

ACCOMMODATION

Gross Internal Area: ranging from 3500sqf

AMENITIES

Modern design
Reception desk
Parking
Kitchen area
Meeting rooms
Conference rooms

TERMS

License agreement - terms to be negotiated

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Each party bear own legal costs if required

VAT

Rent is subject to VAT payable on full rental figure





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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