



PER ANNUM

**£26,400 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

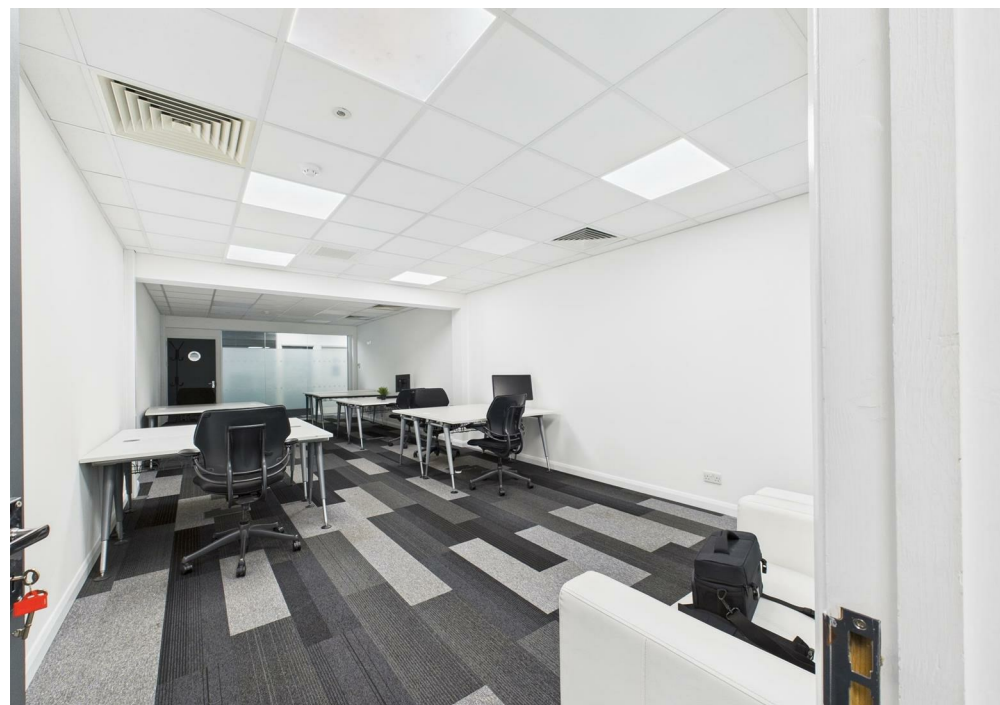
#### AMENITIES

- 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<sup>(1)</sup>**  
44.3 m<sup>2</sup>  
477 ft<sup>2</sup>

(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) <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<br>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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