



PER ANNUM

£17,520 Per Annum

Langston Road

Essex, IG10 3TQ

DESCRIPTION

This attractive ground floor studio is an ideal location for up to six people offering its own entrance with signage above and convenient parking for you and your visitors.

AMENITIES

The simple, monthly licence fee includes the cost of superfast internet, free parking, water rates, buildings insurance, refuse collection, external repairs, lighting and cleaning to common areas, CCTV cameras, site security and management. The licence also enables you to leave with just a month's notice.

Our office/studios feature spacious double doors and dropped kerbs, which can accommodate pallet deliveries, making it an ideal space for storage or a combined storage/office unit. Allocated, free parking directly in front of our office/studio also guarantees ease of access.

LOCATION

Close to Junction 5 of the M11, Loughton Seedbed Centre offers an easily accessible out-of-town location in Debden whilst at the same time offering distractions for onsite business customers. Adjacent to the centre is Epping Forest Retail Park offering a selection of High Street brands including Next, Costa, Boots, Hobbycraft and Home Bargains.

Meanwhile, if customers want to enjoy some green space during their lunch breaks, it is a short drive to Epping Forest, a 2400-acre ancient woodland featuring a myriad of beautiful walking trails.

ACCOMMODATION

39sqm, 412sqf

TERMS

12 month license agreement

BUSINESS RATES

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

VIEWING

Strictly by appointment through Peach Properties



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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