

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

PURLIEU HOUSE, 11 STATION ROAD, EPPING, CM16 4HA

3,981 sq ft (up to 369.85 sq m)



NEW INSTRUCTION

- Close to London Underground Station for good access into London
- Self-contained office building with parking
- Well-fitted office space with variety of offices within the building

Chartered Surveyors
& Commercial Property
Consultants

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Summary

A prominent, self-contained office building in Epping

Location

The property is located on Station Road a few metres from the junction with the High Street at the southern end of Epping High Street. Less than 500 metres away from Epping Underground Station, it provides links into Central London on the Central Line within 40 minutes. Epping also provides some excellent local amenities with Tesco, Boots, Costa, Subway and Pizza Express all present on the High Street. There are also bus routes available.

Availability

Description	Size
Ground floor	223 sq ft
First floor	1,823 sq ft
Second floor	1,935 sq ft
Total	3,981 sq ft

Description

A self contained office premises over 3 storeys with a private parking area. With parking for 8 spaces on the ground floor, the majority of the office accommodation is available on the first and second floors with an entrance on the ground floor. There is a lift that services the upper floors with male and female WC's available on each floor with a kitchen area also. The accommodation provides a variety of open plan space and separated offices. Any changes to the layout will be considered by the landlord to cater for bespoke requirements.

Lease

A new Full Repairing and Insuring lease for a term to be agreed

Legal Costs

Each Party to bear their own legal costs incurred in this transaction with the tenant entering into an agreement to provide an undertaking to provide abortive costs should the matter not proceed to completion

Viewing

Strictly with the landlord's sole agents

Rent

£60,000 per annum exclusive

Business Rates

Rates Payable: £28,692.60 per annum

(based upon Rateable Value: £58,200 and UBR: 49.3p)

We recommend any ingoing tenant make their own enquiries to the local authority for further clarification

Energy Performance Rating

Available on request



Contacts & Enquiries

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