



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

**£455 PER CALENDAR
MONTH**

- Refitted in 2015
- 1st floor office
- Flexible terms
- Natural light

CONTACT: 020 8501 9220
commercial@clarkehillyer.co.uk
www.clarkehillyer.co.uk

OFFICE 3, SIGNAL WALK, HIGHAMS PARK, LONDON, E4



COMMERCIAL

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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Location

Located within the Tesco development in Highams Park. Access to the development is from Larkshall Road. Highams Park Railway Station offers frequent services to London Liverpool Street. The area is served by local buses and the A406, M11 and A12 are all accessible from the premises. Adjacent occupiers include Tesco, Subway, Costa Coffee and numerous independent retailers.

Description

Comprising a 1st floor office of approximately 152 sq ft (14.1 sq m) which was refitted in 2015. Phone and communications cabling (untested) is already in situ and the premises benefit from natural light, shared kitchenette/toilet facilities, and disabled/lift access.

Terms

Available by way of a tenancy agreement at a rent of £455 plus VAT per calendar month. Tenants are required to pay a 2 month rent deposit. The office has its own electricity meter.

Business Rates

The London Borough of Waltham Forest have informed us of the following:

2017 Rateable Value: £2,500
2017/18 UBR: 0.466 P/£
2017/18 Rates Payable: £1,165

Interested parties may benefit from Small Business Relief and are therefore advised to discuss current rate liability with the Local Authority.

Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

EPC

This property has an Energy Performance Certificate Rating of G.

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Energy Performance Certificate

Non-Domestic Building



Unit 8, Block R
Highams Park
Hickman Avenue
LONDON
E4 9JG

Certificate Reference Number:
9020-8939-0302-0270-7064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 170

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 261
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 299.28

Benchmarks

Buildings similar to this one could have ratings as follows:

- 26 If newly built
- 71 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.