



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

FROM £7,250 PER  
ANNUM

- Refurbished serviced offices
- Opposite Highams Park Station
- Rear parking included
- Flexible terms

CONTACT: 020 8501 9220  
[commercial@clarkehillyer.co.uk](mailto:commercial@clarkehillyer.co.uk)  
[www.clarkehillyer.co.uk](http://www.clarkehillyer.co.uk)

# 1ST FLOOR SERVICED OFFICES, THE AVENUE, 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.

## TO LET

**FROM £7,250 PER ANNUM**

- **Refurbished serviced offices**
- **Opposite Highams Park Station**
- **Rear parking included**
- **Flexible terms**

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

### Location

Located on The Avenue, Highams Park, opposite Highams Park Railway Station which offers a frequent connection to London Liverpool Street. The area is served by local buses and the A406, M11 and A12 are all accessible from the premises. Occupiers within Highams Park include Tesco, Londis, The Co-Op Pharmacy and numerous other independent retailers.

### Description

Comprising newly refurbished self-contained 1st floor office suites with rear parking. The premises are more particularly described as follows:  
 Office 1: 180 sq ft (16.7 sq m) - AVAILABLE FOR £7,250 PER ANNUM  
 Office 2: 124 sq ft (11.5 sq m) - AVAILABLE FOR £5,000 PER ANNUM  
 Office 3: 102 sq ft (9.5 sq m) - AVAILABLE FOR £4,000 PER ANNUM  
 Kitchen, toilet & shower facilities also available.  
 Rear yard for parking.  
 All measurements quoted are approximate only.

### Terms

The premises are available on annual licence agreements which include rent, heating, lighting, water and the cleaning of communal parts.

### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

### EPC

The premises have an Energy Performance Certificate rating of D.



#### Energy Performance Certificate

Non-Domestic Building  
 F W Taylor & Associates  
 30 The Avenue  
 LONDON  
 E4 9LD

HM Government

Certificate Reference Number:  
 0070-4962-0395-1760-8030

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](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**79** This is how energy efficient the building is.

#### Technical information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 98  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 107.6

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
**20** If newly built  
**58** If typical of the existing stock

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.