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INCORPORATING...

brian **dadd** commercial

**TO LET**

**£6,000 PER ANNUM**

- **Serviced 1st floor office**
- **Parking included**
- **EPC rating - E**
- **Flexible terms**
- **Available Now**

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

# WARWICK HOUSE, PALMERSTON ROAD, BUCKHURST HILL, ESSEX, IG9



COMMERCIAL

Whilst we at Clarke Hillier 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

Situated at the top of Palmerston Road in Buckhurst Hill. Palmerston Road is adjacent to Queens Road, which is the main shopping area in Buckhurst Hill. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton or the M25 at Waltham Abbey.

## Description

Comprising an office on the first floor of a converted period property which is currently used as offices for an architectural practise. The accommodation is more particularly described as follows:

Office: 203 sq ft (18.9 sq m).

Toilet and kitchen facilities available.

1 parking space included. Additional parking may be available at £20 per space per month.

All measurements quoted are approximate only and are on the basis of IMPS 1 (offices).

## Terms

The office is available on a 6 month licence, to be excluded from the Landlord and Tenant Act 1954. The monthly licence fee is £500 plus VAT and this includes rent, rates, heating, lighting and service charge. Conference room facilities are also available at an hourly rate.

## Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

## EPC

This property has an Energy Performance Certificate Rating of E.



### Energy Performance Certificate

Non-Domestic Building



Warwick House  
116 Palmerston Road  
BUCKHURST HILL  
IG9 5LG

Certificate Reference Number:  
9415-3087-0300-0100-6891

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

121 This is how energy efficient the building is.

### Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	577
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	106.74

### Benchmarks

Buildings similar to this one could have ratings as follows:

34	If newly built
67	If typical of the existing stock

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