



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£9,500 PER ANNUM**

- 1st floor offices
- Parking for 4 cars
- Flexible terms
- New lease
- Available Now

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

# FIRST FLOOR OFFICES, HIGH STREET, ONGAR, ESSEX, CM5



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

Situated on the western side of High Street, Ongar (A128), which is a historic market town situated between Harlow and Chelmsford. The High Street is home to a variety of occupiers such as fashion boutiques, hair and beauty salons, banks, cafes and a Sainsbury's supermarket. Access to the motorway network is via Junction 7 of the M11.

## Description

Comprising a self-contained 1st floor office totalling 1,087 sq ft (101 sq m). The premises are more particularly described as follows:

Office 1: 89 sq ft (8.3 sq m)

Office 2: 136 sq ft (12.6 sq m)

Office 3: 124 sq ft (11.5 sq m)

Office 4: 123 sq ft (11.4 sq m)

Office 5: 121 sq ft (11.2 sq m)

Office 6: 117 sq ft (10.9 sq m)

Store Room: 56 sq ft (5.2 sq m)

Male and female toilet and kitchenette facilities included. Storage areas are also available at an additional cost.

Parking spaces included.

All measurements quoted are approximate only and have been measured on the basis of IPMS 1 (Offices).

## Terms

This property is available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £9,500 plus VAT per annum exclusive. The lease is to be contracted outside the Landlord and Tenant Act 1954. A service charge is applicable and includes business rates, gas, electricity, car park barrier maintenance, water and property maintenance charge. The property also benefits from a security and fire system (untested) & 4 car parking spaces

## Legal Costs

Each party to bear the cost of their own legal fees.

## Viewings

Strictly through sole agents Clarke Hillyer on 020 8501 9220.

## EPC

The premises have an Energy Performance Certificate rating of E.

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## Energy Performance Certificate

Non-Domestic Building



47 High Street  
ONGAR  
CM5 9DT

Certificate Reference Number:  
0190-0618-6630-7900-4603

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

← **104** 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>): 357  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 71.89

## Benchmarks

Buildings similar to this one could have ratings as follows:  
**33** If newly built  
**97** 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.

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