



Part Ground Floor

Civic Offices, High Street, Epping, CM16 4BZ

Self contained office suite

2,018 sq ft
(187.48 sq m)

- Self contained suite
- Landmark building
- Open plan format
- Meeting rooms available on site

Part Ground Floor, Civic Offices, High Street, Epping, CM16 4BZ

Summary

Available Size	2,018 sq ft
Rent	£35,315 per annum
Business Rates	To be reassessed
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The suite forms part of the Civic Offices where occupiers include Epping Forest District Council and a Regus serviced office centre. The suite itself has its own entrance via a staircase from the northern end of the building although lift access is also available.

Internally the suite comprises open plan offices ready for an incoming tenant to fit out to their own specification. The offices are decorated, benefit from heating to radiators and part air conditioning. Externally there is a small veranda.

Location

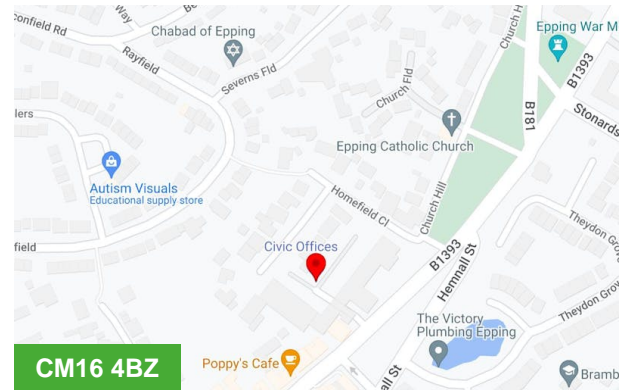
The Civic Offices are situated towards the northern end of Epping High Street. Epping is a market town and the High Street benefits from a wide range of independent and national retailers, service providers and eateries.

Epping Underground station is within walking distance of the premises. Access to the National motorway network is available via Junction 26 of the M25 at Waltham Abbey or alternatively via Junction 7 of the M11.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - office suite (NIA)	2,018	187.48
Outdoor - front terrace (GEA)	289	26.85
Total	2,307	214.33

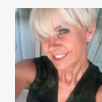


Viewing & Further Information



Simon Beeton

01279 620225 | 07976 523 373
scb@dww.co.uk



Elizabeth Finch

01279 620 222 | 07375 405 086
ef@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 22/02/2024