

AUBREY HOUSE, 165 HIGH ROAD, LOUGHTON, IG10 4LF

**New build ground floor commercial unit(s)
providing approx. 798 - 1,648 sq.ft.
(74.13 sq.m. - 153.1 sq.m.)**



Ground Floor Commercial Unit/s Available To Let (may sell)

***CGI of Development**

LOCATION

The development is situated just off High Road Loughton opposite Marks and Spencer Simply Food. Loughton is home to numerous other multiple retailers including Sainsbury's, Morrisons, Clarks, Holland and Barrett, Magnet Kitchens and The Ginger Pig. The popular and busy High Road also benefits from numerous banks, cafes, restaurants, community and education centers.

The High Road is well serviced with numerous pay and display car parks, including to the rear of the subject development and Marks and Spencer.

Liverpool Street Station can be reached from via Loughton Central Line Station in approx. 27 minutes (Source: TFL). The area is also served by local buses and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or via Junction 5 of the M11 at Loughton (southbound only).

DESCRIPTION

The ground floor commercial space can be configured as either two units or one double unit. The commercial space forms part of a mixed-use development which comprises 13 residential units. The commercial unit(s) will be offered in shell and core with capped services.

The premises benefit from a generous frontage of approximately 35ft (10.5m) with a return frontage approximately 49ft (14.8m). The maximum floor to ceiling height will be approximately 9ft (2.8m).

TERMS

	Area	Rent / P.A.	Price (Long Leasehold)
Unit 1	798 sq.ft. (74.14 sq.m.)	£22,000	Price on Application
Unit 2	850 sq.ft. (78.97 sq m.)	£22,000	Price on Application
Units 1-2	1,648 sq.ft. (153.10 sq.m.)	£37,500	Price on Application

Quoted terms are exclusive of outgoings and VAT (where applicable).

The premises may be available to purchase on a long leasehold basis by negotiation. Please contact us for further information.

SERVICE CHARGE

TBC

BUSINESS RATES

To Be Assessed

EPC

To be assessed

VIEWING

Please contact the joint sole letting agents:

ART Surveyors: 020 7486 1681

James Lightstone: Tel: 07946 846 745

Email: jameslightstone@artsurveyors.co.uk

Oliver Hayes: Tel: 020 7034 3390

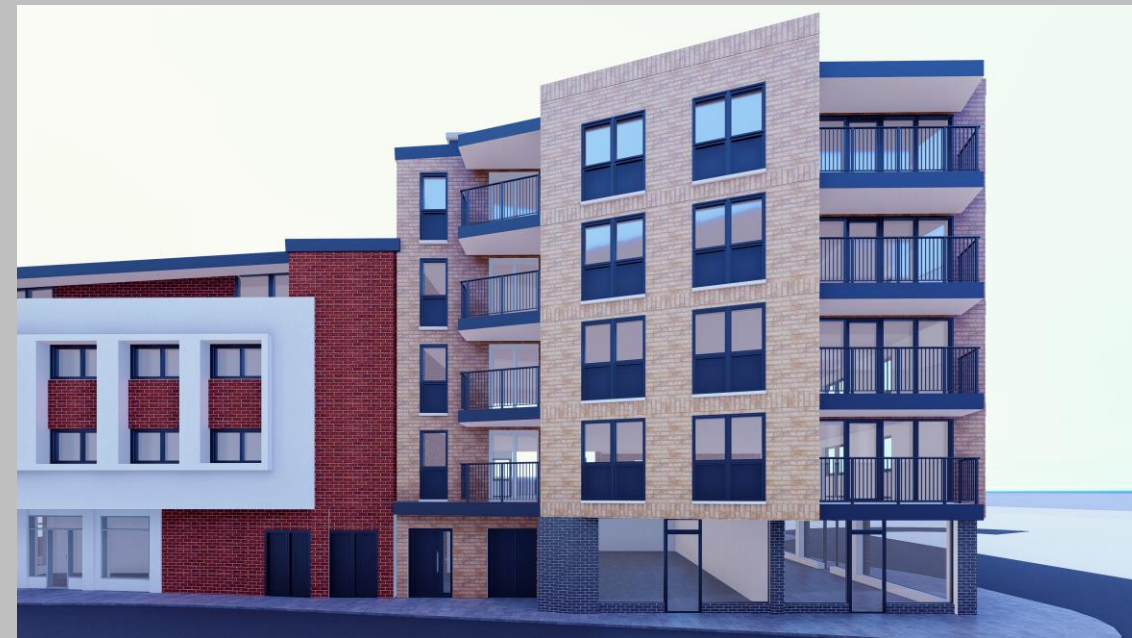
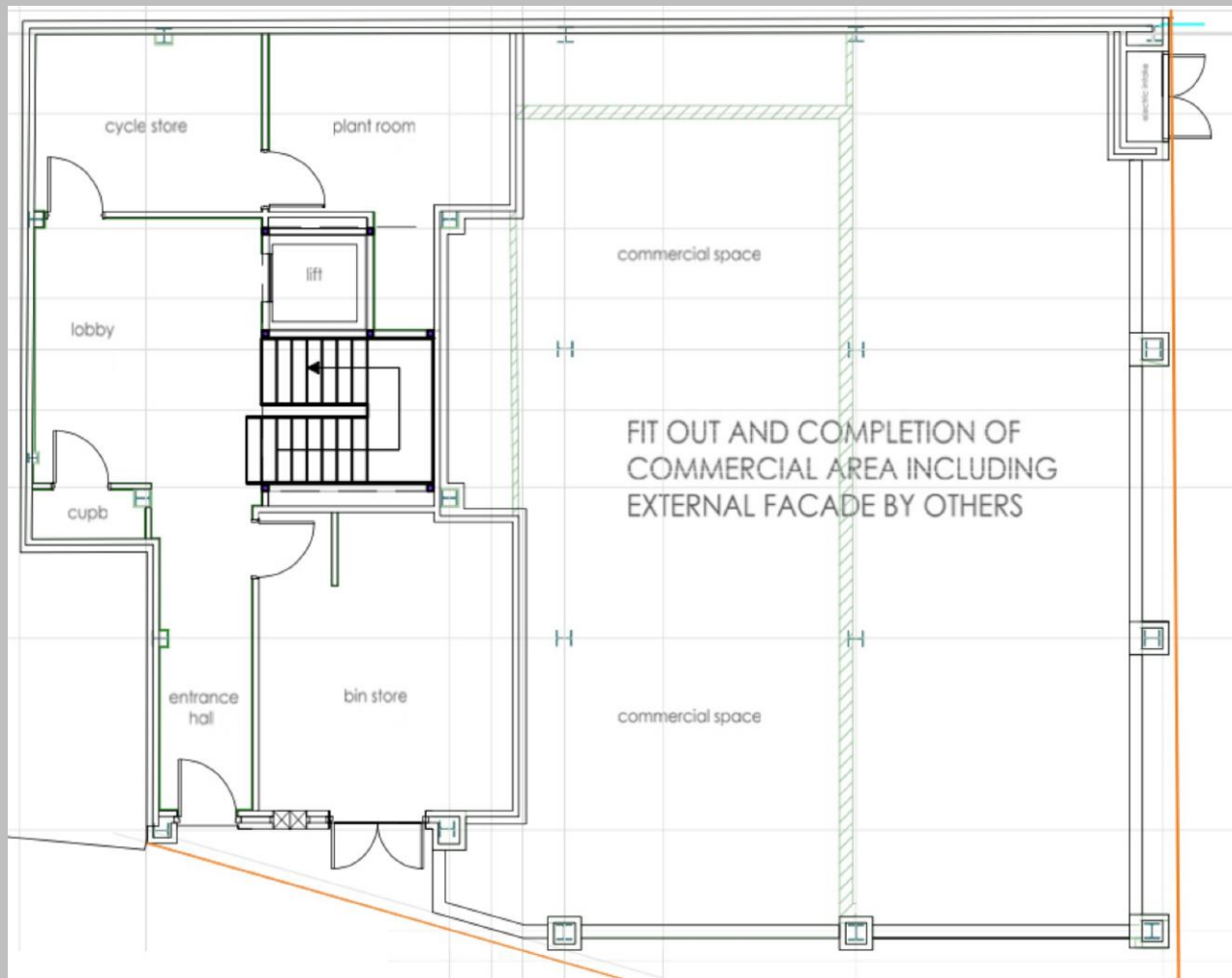
Email: oliverhayes@artsurveyors.co.uk

Seb Norman: Tel: 07970 273 545

Email: sebnorman@artsurveyors.co.uk

OR call our Joint Agents, Clarke Hillyer, on 020 8501 9220







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