

Europa House, Bower Hill Industrial Estate, Epping, Essex, CM16 7BN



Detached unit/offices approx. 5,543 sq ft (515 sq m)  
with private car park

## TO LET

- Ladies/gents toilets
- Kitchen
- Close Epping Station
- Loading door
- Electric security shutter
- Open plan & separate areas

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The property forms part of the Bower Hill Industrial Estate. Epping Underground station is within walking distance, providing a service to London (Liverpool Street) in 37 minutes. The M25 is approx. 5 miles distant, with the M11 approx. 4.5 miles distant.

### The property

Comprising a detached unit with offices to the front and loading area to the right. Internally, there are ladies/gents' toilets, kitchen and various display and storage/light industrial areas.

To the side is a private car park accommodating 9/10 spaces.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:  
5,543 sq ft      515 sq m  
Plus large private car park

### Figures

**£60,000 pax**

### Tenure

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

### Business rates

The Rateable Value (2017) is £24,750, making the rates payable approximately £12,127.50 (22/23).

### Legal Costs

Each party is to be responsible for the payment of their own legal costs.

### EPC

Awaiting reassessment.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.

### Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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