

**37A Hillgrove House,  
Hillgrove Business Park  
Nazeing Road,  
Nazeing  
WALTHAM ABBEY EN9  
2HB**



**Online details**  
20317

**Area**

Gross Internal Area: 266 sq.m. (2,859 sq.ft.)

**Price**

Price Reduced £150,000 subject to contract

**Property Description**

The unit comprises part of the first floor of a two storey building and provides nine office suites upwards of 164 sq.ft. (15 sq.m.) to 560 sq.ft. (52 sq.m.) The accommodation is approached from a private entrance between Units 32 and 33.

The accommodation comprises a reception area, UPVC double glazed windows, suspended ceilings with Category 2 lighting, wall mounted electric heaters, kitchen and toilet facilities.

The accommodation was previously operated as a Serviced Office Centre.

The nine office suites are each separately assessed for business rates. The aggregate of the Rateable Values currently detailed in the 2010 Rating List for the nine offices has been quoted to provide an indication of the total rate liability.

**Agent's Note**

The adjoining property Unit 37 provides a further 6,030 sq.ft. (560 sq.m.) of offices, studio or showroom space and is available by separate negotiation, full details on request.

- \*Currently arranged as nine offices, reception, kitchen and toilet facilities
- \*Four parking spaces
- \*Long leasehold interest for sale having 986 years unexpired
- \*Estate provisions including CCTV, entry barrier and manned security
- \*Unit 37 totalling 6,030 sq.ft. (560 sq.m.) is available by separate negotiation



*Our ref: 20317*



# Self Contained Offices - Nazeing, Essex EN9

Accommodation	Area sq.m.	Area sq.ft.	Status
Suite 1	19.97sq.m.	214sq.ft.	
Suite 2 and 3	52.03sq.m.	560sq.ft.	
Suite 4	21.55sq.m.	231sq.ft.	
Suite 5	15.24sq.m.	164sq.ft.	
Suite 6	16.63sq.m.	179sq.ft.	
Suite 7	25.36sq.m.	272sq.ft.	
Suite 8	23.24sq.m.	250sq.ft.	
Suite 9	17.84sq.m.	192sq.ft.	
Four parking spaces			

## Property Location

Hillgrove Business Park is situated on the north side of the B194 Nazeing Road, approximately one mile to the east of Broxbourne and some three miles from the A10(T) Hoddesdon Bypass via the A1170.

The A10(T) provides a direct link to Junction 25 of the M25 motorway, a further three miles to the south whilst the main line rail station at Broxbourne connects to London Liverpool Street with a timetabled journey of no more than 34 minutes.

The unit forms part of Hillgrove House which occupies a prominent position at the entrance of the estate.

**2010 Rateable Value** £30350.00

**Estimated Rates Payable** £13141 per annum

**Service Charge p.a.** A service charge is levied towards the upkeep and general maintenance of the communal areas, estate lighting, CCTV and the cost of manned security.

**Terms** The property is held on a long lease for a term of 999 years from 13th May 1998 at a peppercorn rent.

VAT will be charged at the prevailing rate.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

On the instructions of Geoffrey Kinlan and William Turner of BDO LLP, Joint Administrators to Biasco Limited.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** Epping Forest District Council

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

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# Self Contained Offices - Nazeing, Essex EN9

**Last Updated:**

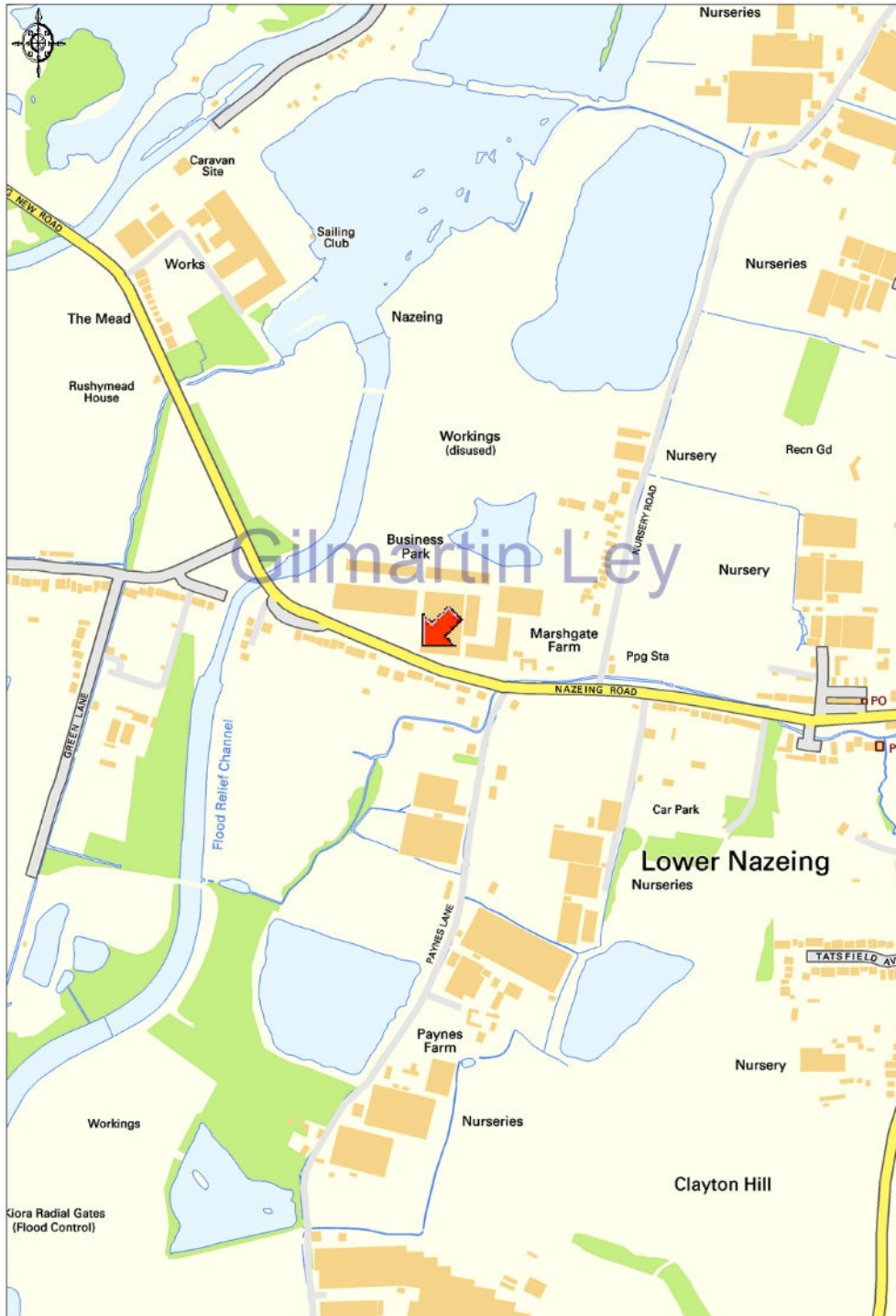
13 Aug 2012

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