

TO LET

KESTREL HOUSE FALCONRY COURT

BAKERS LANE EPPING CM16 5DQ



Historic photograph

**MODERN OPEN PLAN FIRST FLOOR OFFICES
WITH 17 CAR PARKING SPACES**

Approximately 4,555 sq ft (423.2 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

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:

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- (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 properties in reliance upon them;

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- (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 artists' 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."

DESCRIPTION:

The Property comprises the whole of the first floor within Kestrel House. The space is principally open plan, albeit currently sub-divided in part to provide private offices/meeting rooms, and a tea-making station. The space benefits from good levels of natural light.

Kestrel House forms part of Falconry Court which was constructed in the early 1990s. The Scheme is formed in 3 detached buildings in an L-shaped configuration around the car parking solely serving the development.

LOCATION:

Epping is an attractive market town situated North of the M25. Access to the M25 is available at Junction 26 Waltham Abbey and to the M11 at Harlow to the North.

The Property is conveniently located to the West of the High Street. The High Street benefits from a range of shops, eateries and financial services outlets. Epping underground station is within walking distance of the Scheme.

ACCOMMODATION:

The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

TOTAL NIA 4,555 sq ft 423.2 sq m

FEATURES:

- Convenient location
- Modern open plan offices
- Gas-fired central heating
- Mechanical air ventilation
- Passenger lift
- 17 car parking spaces

EPC:



For the whole

A19046/Jul-19

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 (Epping Forest District Council 01992 564000).
- *Rates. Applicants are referred to the Local Billing Authority (Epping Forest District Council 01992 564000) 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 at the top of this page.

TERM:

Available on request.

RENT:

Available on request.

RATES:

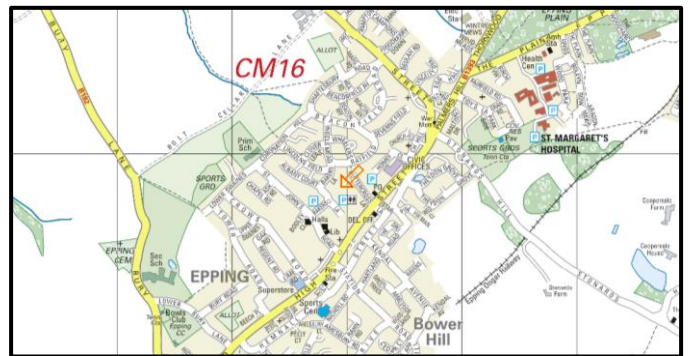
The property forms part of a larger assessment. Details on request.

SERVICE CHARGE:

Budgeted at £7.50/sq ft including gas heating.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

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