



PEREGRINE HOUSE

Falconry Court, Bakers Lane, Epping CM16 5DQ

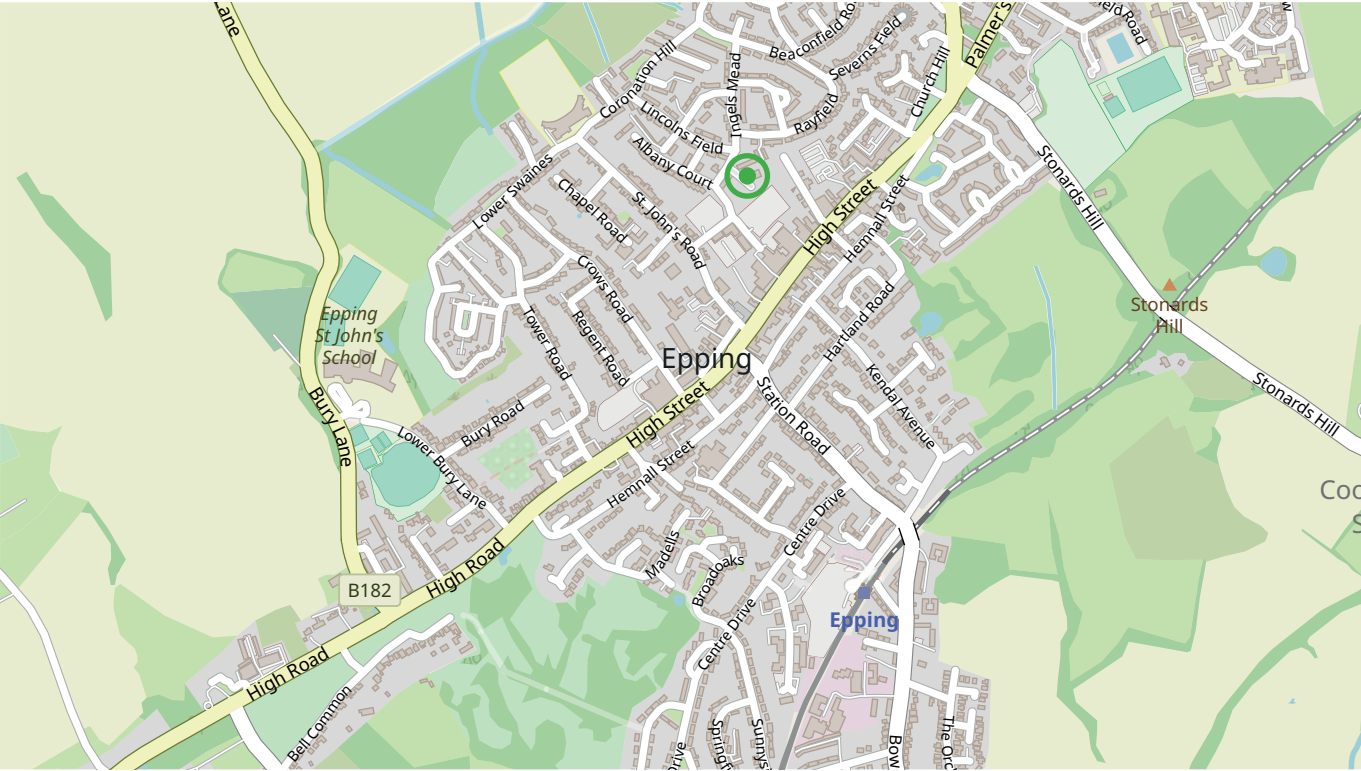
Self-contained 3 storey office building

**Lambert
Smith
Hampton**

savills

AMENITIES

- 8,196 ft²
- Self-contained office building
- Arranged over 3 floors
- New air conditioning
- New LED lighting
- 34 on-site parking spaces
- Shower/disabled facilities
- 6 person passenger lift
- Fully open plan
- Communal cycle rack
- Central line station
- Public car park close by



LOCATION

Epping is a popular commuter town within 35 minutes of the City and West end of London. The town is within 2 miles of J27 of the M25 and J6 of the M11. It is approximately 16 miles north of Central London and 6 miles south of Harlow.

Epping Station is a 16 minute walk and connects to the London Underground (Central Line) with a journey time of approximately 35 minutes. Epping High Street fronts the A1393 and provides High Street multiple retailers, local and restaurant chains with an array of bars and cafes offering a continental street culture.

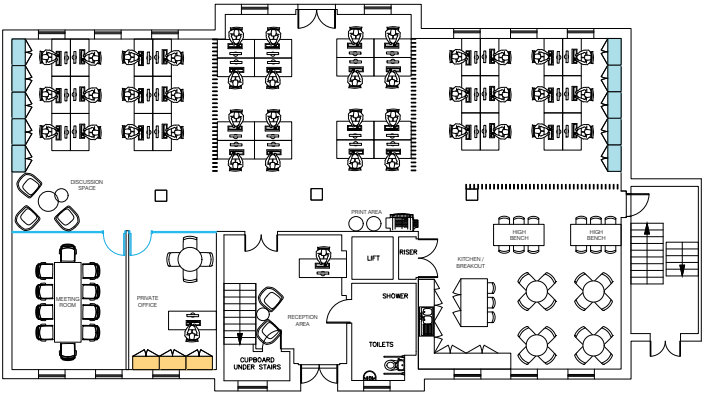
DESCRIPTION

Peregrine House forms part of Falconry Court and is situated on the southern side of Bakers Lane and has pedestrian access to the High Street. The property has the benefit of 34 on-site parking spaces.

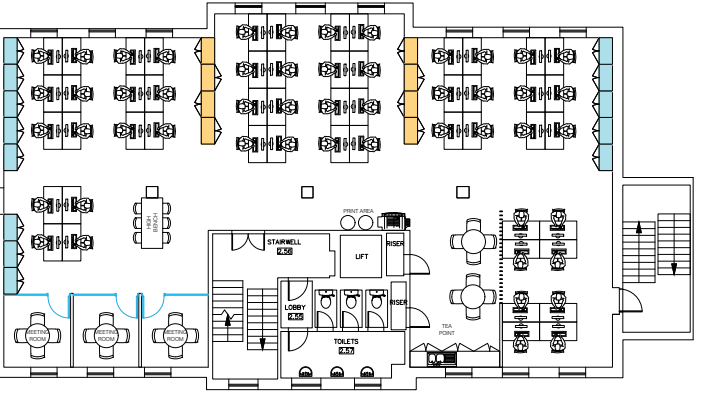
ACCOMMODATION

The premises provide the following approximate floor areas on a Net Internal Area (NIA) basis:

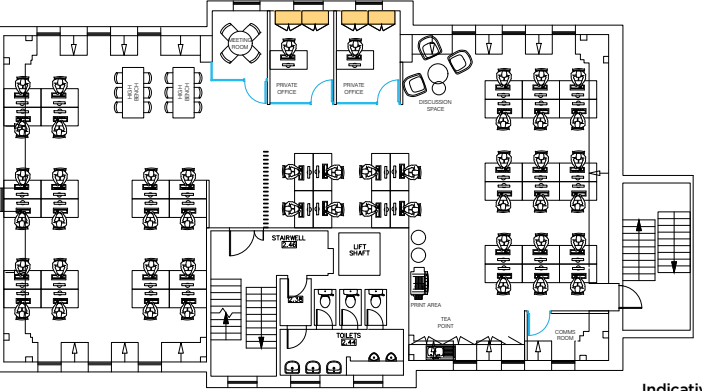
FLOOR	OCCUPANCY	SQ M	SQ FT
Second	Office	249.7	2,688
First	Office	255.7	2,752
Ground	Office	256.0	2,756
Total		761.4	8,196



GROUND FLOOR



FIRST FLOOR



Indicative Plan:



LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

RV £104,000 (including car parking assessments).

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

TERMS

Available on a new full repairing and insuring lease for a term to be agreed at an annual rent of £205,000 pax

EPC

B33

VIEWINGS

By appointment arranged via the joint agents

CONTACT

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