



PER ANNUM

**£12,000 Per Annum**

**Brooker Road**

Essex, EN9 1JH

4 desk office available to rent.

The Pixel Building features sleek, modern architecture and high-quality finishes, creating an impressive first impression for clients and visitors.

Ideal for start-ups and growing established businesses helps create a fun and modern environment with a selection of offices for between 2 – 20 people.

All spaces are fully inclusive of utilities including high speed internet.

Some facilities include parking, reception desk, meeting rooms , kitchen/W/C facilities, 24 hour access, onsite restaurant and regular cleaning.


All rental payments are subject to VAT.

12 month license agreements.

Located on Brooker Road just a few moments from the M25 junction. There are several bus routes giving easy access to Waltham Cross and Loughton Stations.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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