



92 High Road,
Loughton
IG10 4QU

TA

EDUCATION ■ HEALTHCARE ■ RELIGION

NURSERY OPPORTUNITY FOR LET

- + Suitable for a variety of uses within E/F use class
- + Self-contained space with 2 halls, kitchen, office and W/C's
- + Secure outdoor area and on-site parking
- + Previously used as a Nursery
- + 2,136 sq ft GIA
- + Short walk from Loughton Underground station

PROPERTY DESCRIPTION

Set next to Loughton Baptist Church, this well-maintained and characterful property offers a range of versatile spaces suitable for educational use. The building has been thoughtfully maintained and benefits from a mix of large space, a smaller hall and meeting room, ideal for a nursery. Total area is 198.45m² / 2,136 Sq Ft.

Please note: heave has been identified on the site with visible cracking present. The property has been assessed as safe and any further movement is being actively monitored.



FEATURES INCLUDE


- + 2 halls suitable for a variety of uses
- + Office/meeting and breakout room
- + Fully fitted kitchen and catering facilities
- + Secure enclosed outdoor area
- + Male, female and accessible WC facilities
- + On - site car parking

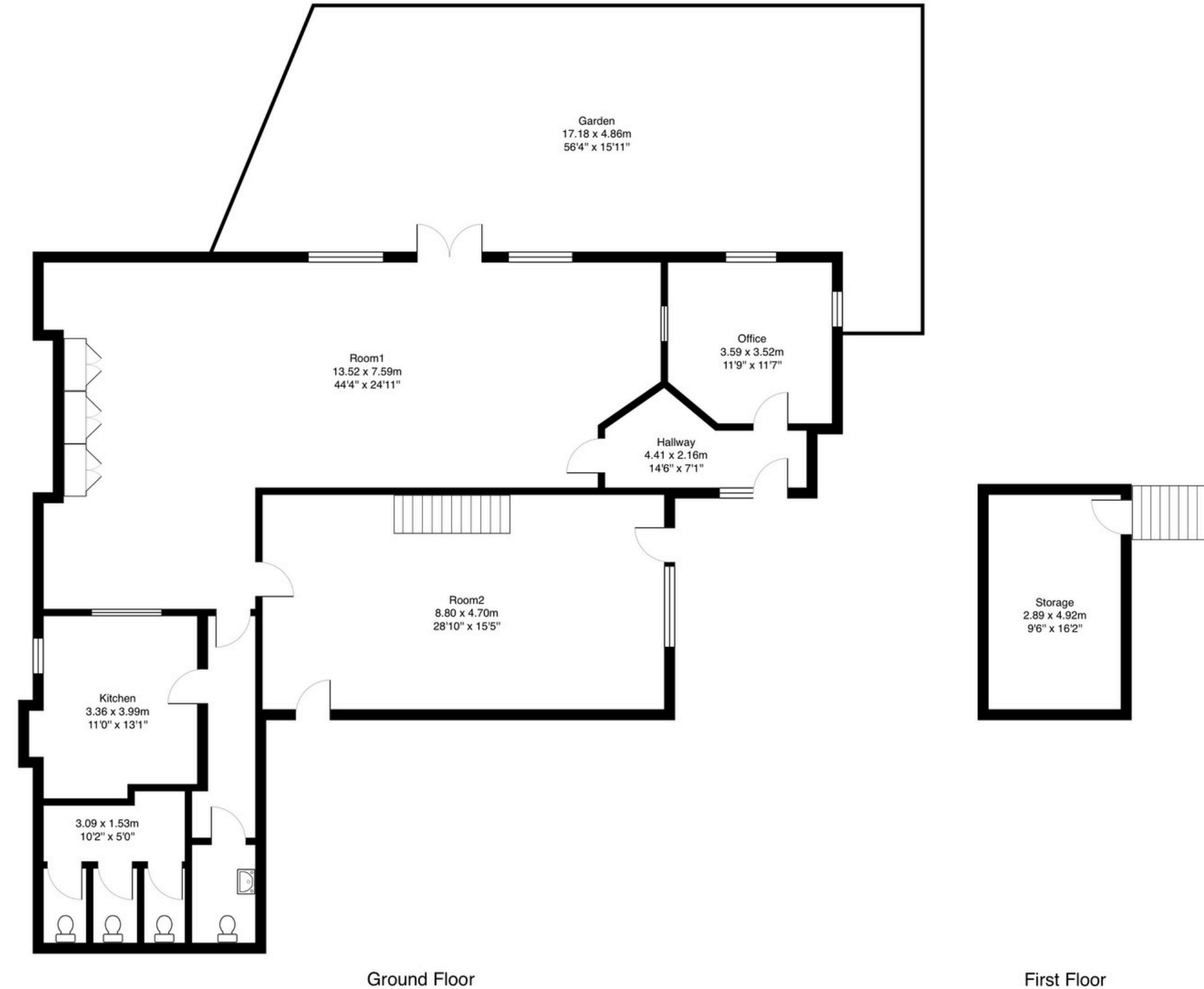


LOCATION

Located at 92 High Road, the property enjoys a prominent and highly accessible town-centre location. The site benefits from the perfect blend of high-street convenience and a welcoming community atmosphere, situated just steps away from local boutiques and eateries.

The property is exceptionally well-connected; Loughton Station (Central Line) is within 7 minute walk, providing rapid links to London Liverpool Street and beyond. With Epping Forest nearby and major roads within easy reach, the site offers a strategic and prestigious location for both local and regional visitors.

 Loughton Underground station
7 minute walk





Kitchen



Office



Outdoor space

Explore the property in 3D. Take a full virtual walkthrough via our interactive Matterport tour – inspect every room, hall and outdoor area at your own pace before arranging a physical viewing.

[VIEW 3D TOUR](#) →

PLANNING

E/F Use Class, suitable for education/ nursery uses. Alternative uses subject to planning approval.

TERMS

The property is available on a new leasehold basis for a term up to 10 years at £45,000 PA.

RATES

Interested parties should verify the Rateable Value with Epping Forest District Council.

VAT

We understand VAT is not applicable

VIEWINGS

Strictly by prior appointment through sole agents TA Property. 3D virtual tour available immediately.

CONTACT THE AGENTS

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