

An incomparable working environment

Warlies Park House, Horseshoe Hill, Upshire, Essex EN9 3SL



Georgian Wing including the Grand Hall 3,802 sq ft



www.warliesparkhouse.com

Regency elegance rediscovered



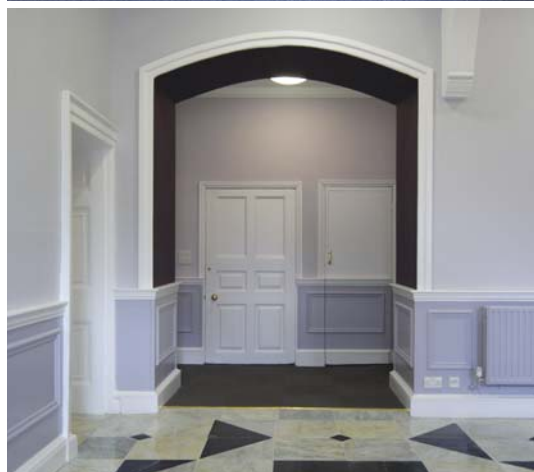
Warlies Park House is a Grade II listed mansion set within ten acres of landscaped grounds and is situated only one mile from junction 26 of the M25. Underground stations at Epping and Loughton (Central Line) are within a ten-minute drive.

The 18th century Georgian Wing has now been fully refurbished to a 21st century office specification and offers 3,802 sq ft of office accommodation in an incomparable working environment.





WARLIES
PARK HOUSE



Corporate headquarters of distinction



The Georgian Wing with its two-storey bowed portico and four Ionic columns leads into the Grand Hall and offers the most impressive accommodation on the estate. Ideally suited as a corporate headquarters, it has to be seen to be fully appreciated and is available on a new lease for a term to be agreed.

- Air conditioning
- Suspended ceiling with LG7 lighting
- Category 6 cabling
- Dedicated gated driveway and parking
- Additional ample car parking
- Ten acres of landscaped grounds
- Approximately one mile from junction 26 of the M25
- CCTV
- On-site management team
- First floor terrace





GEORGIAN
WING



18th century style, 21st century specification



The Georgian Wing is arranged over ground and first floors with ladies' and gentlemen's lavatories and a kitchen on the ground floor and an additional kitchen on the first floor. Also noteworthy is basement storage of 748 sq ft.

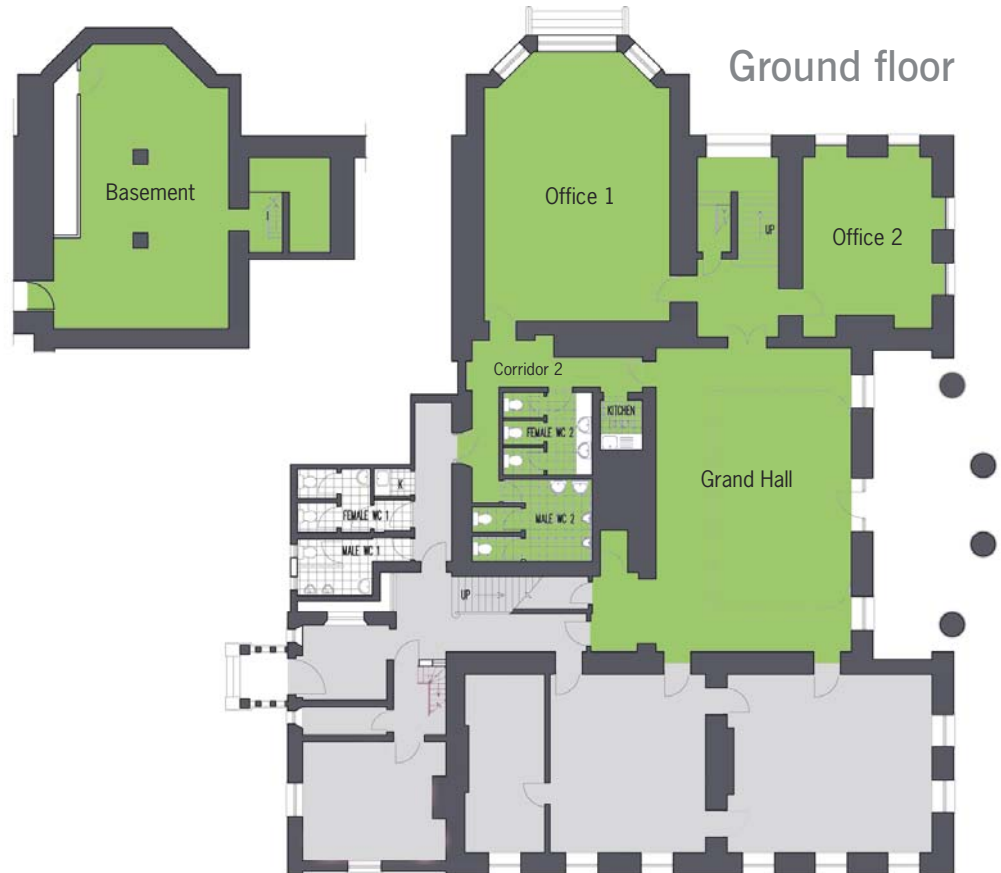
Ground Floor

Grand Hall:	963 sq ft
Office 1:	723 sq ft
Office 2:	350 sq ft
Basement:	748 sq ft
Kitchen:	30 sq ft
	2,814 sq ft

First Floor

Office 3:	569 sq ft
Office 4:	384 sq ft
Kitchen:	35 sq ft
	988 sq ft
TOTAL:	3,802 sq ft

N.B. Additional space of up to 2,000 sq ft can be made available if required.





First floor



Stunning setting, prime location

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Warlies Park enjoys a prime location on the fringes of Epping Forest, just one mile from the M25 junction 26, with fast access to the national motorway network and Stansted Airport via the M11. In addition, Underground stations at Epping and Loughton (Central Line) are within a ten minute drive.



**For up to the minute availability,
please contact Julie Powell**

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