Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



INDUSTRIAL/WAREHOUSE UNIT WITH ADJOINING 3 STOREY OFFICE BUILDING & YARD 9496 SQFT (882.20 M2) PLUS MEZZANINE

LEASE TO ASSIGN

(POSSIBLE NEW LEASE AVAILABLE)

40 - 42 CHIGWELL LANE LOUGHTON IG10 3NY

- Warehouse & ancillary office/workshop space
- Additional mezzanine storage of 6,039 sq. ft (561.04 sq. m)
- Mixture of open plan and private office areas
- Kitchen and WC Facilities
- Air conditioning
- Ample parking







LOCATION:
Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately a quarter of a mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many established brands such as Aldi, Next and TK Maxx.

ACCOMMODATION:
The property comprises a 2 bay industrial unit accessed via a shared yard from Oakwood Hill, together with a three-storey office building fronting Chigwell Lane, which benefits from a separate pedestrian entrance. The industrial units provide predominantly open plan warehouse accommodation with ancillary office/workshop space. In addition, there is mezzanine storage as outlined within the floor areas below.

The three-storey office accommodation provides a mixture of open plan and private working areas, together with kitchen and WC facilities, with the first floor benefiting from air conditioning.

Externally, the property benefits from a shared yard fronting Oakwood Hill, together with a side yard area providing additional parking or storage opportunities.

The Property has the following approximate internal floor area:-

Ground Floor Warehouse:	7,176 sq. ft	(666.67 sq. m)
3-Storey Offices:	2,320 sq. ft	(215.53 sq. m)
Total:	**9,496 sq. ft**	**(882.20 sq. m)**
**Mezzanine:*	*6,039 sq. ft*	*(561.04 sq. m)*

LEASE:
Available by way of assignment of a Lease expiring on 6 May 2035, subject to a mutual break option exercisable by either the Landlord or Tenant on 7 May 2030. The Lease has been contracted outside the provisions of the Landlord and Tenant Act 1954.

PASSING RENT:
The current passing rent is £155,958 per annum exclusive, paid quarterly in advance. We understand that VAT is applicable.

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

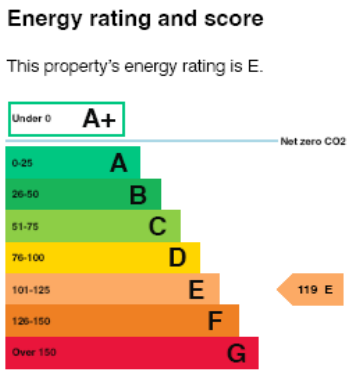






BUSINESS RATES:
Rateable Value 2026/2027: £89,500
Rates Payable 2026/2027: £42,960p per annum
This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

EPC:
The premises have an Energy Performance Certificate rating of E.



LEGAL COSTS:
Each party are to be responsible for their own legal costs borne in this transaction.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:
Immediate upon completion of legal formalities.

VIEWING:
Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Taylor Phillips at taylor@bennettphillips.com or Simon Phillips at simon.phillips@bennettphillips.com

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