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.

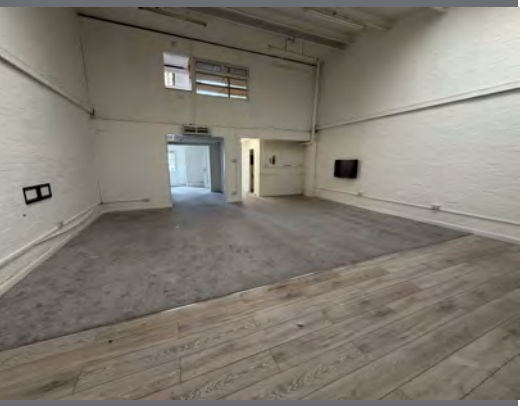



# INDUSTRIAL/BUSINESS UNIT
# 1572 SQ FT (146M2)

## TO LET
## 26 OAKWOOD HILL INDUSTRIAL ESTATE
## OAKWOOD HILL, LOUGHTON IG10 3TZ

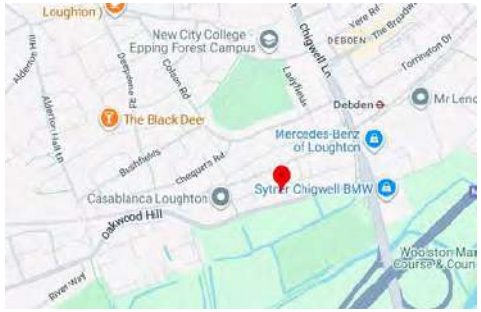
- Ground floor plus mezzanine space
- WC and kitchenette facilities
- 2 car parking spaces
- 0.6 miles to Debden Central Line Station







**LOCATION:**
The unit is situated on the Oakwood Hill Industrial Estate, which is at the junction of Oakwood Hill and Chigwell Lane and within approximately a 5-minute walk from Debden Underground Station (Central Line). Oakwood Hill provides access to London via the M11 J5. From there, there are direct connections to the A406, A12 and A13; as well as J26 of the M25. The unit is in close proximity to major local employers such as Neopost and the Higgins Group as well as BMW, Mercedes and Volkswagen dealerships. The immediate area also benefits from having excellent shopping facilities being within a few minutes' walk of Epping Forest Retail Park where occupiers include TK MAXX, Card Factory, Next, Greggs, Home Bargains, Mountain Warehouse, Smyths & ALDI.




**ACCOMMODATION:**
Comprising a single story (plus mezzanine) light industrial/business unit set within a terrace of similar units. The unit provides mainly open plan ground floor storage / workshop space, with WC and Kitchen facilities, together with a mezzanine office / storage area. Loading doors provide access from a shared loading / parking area, with 2 allocated car spaces available with the unit. **EPC RATING - D88.**

The Unit has the following internal floor areas: -

Ground Floor: 116m2 (1249sq.ft)
Mezzanine: 30m2 (323sq.ft)

**LEASE:**
A new FRI lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The lease is to be granted outside the provisions of the Landlord & Tenant Act.

**RENT:**
£25,000 per annum exclusive, payable quarterly in advance. VAT is not applicable although the Landlord will have the right to elect for VAT at a later date.

**SERVICE CHARGE:**
Service charges will apply at a rate of approx. £1.13 per sq. ft (variable).

**BUSINESS RATES**
To be assessed.

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

**POSSESSION:**
Immediate upon completion of legal formalities.

**VIEWING:**
Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact Simon Phillips on simon.phillips@bennettphillips.com

Bennett Phillips Luton

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.