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.



TO LET/FOR SALE

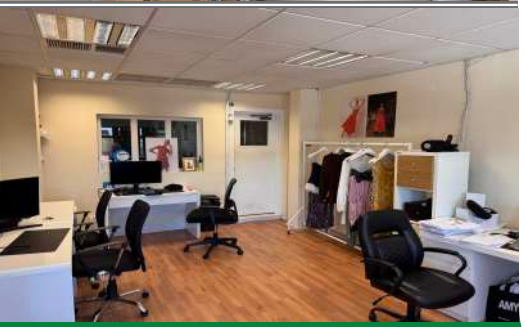
MODERN 2 STOREY MID TERRACE WAREHOUSE/OFFICE UNIT

UNIT 6 PROSPECT BUSINESS PARK LANGSTON ROAD LOUGHTON IG10 3TR

- 3,886 Sq Ft (361 m2)
- Forecourt parking for 6 cars
- Rarely available
- Two storey Unit
- Kitchen and WC Facilities
- Air conditioning







LOCATION:
Prospect Business Park is situated in Langston Road, Loughton just off the A1168 close to high profile schemes including offices for Higgins Group, Kier (London) plus BMW, Mercedes and Volkswagen dealerships together with the retail facilities within the Epping Forest Retail Park. Road connection via the A1168 (Rectory Lane) connect a short distance from Langston Road with the Southbound access and Northbound access of the M11 therefore making access in and out of London via the A406, A12 and A13 quick and easy. Junction 26 of the M25 is within approximately 4 miles. Debden Underground Station (Central Line) is within a short walk with regular services into London.

ACCOMMODATION:
Comprising a modern two storey mid terrace warehouse/office unit along with forecourt parking located within a small sized industrial estate located on Langston Road, Loughton IG10 3TR.

The Property has the following approximate internal floor area:-

Ground floor Warehouse / office:	2075sq.ft	(192.8m2)
First Floor Office Storage:	439sq.ft	(40.7m2)
Mezannine Storage:	1372sq.ft	(127.5m2)

LEASE:
A new Lease is to be granted for a term to be agreed outside of the Landlord & Tenant Act.

RENT:
£62,000 per annum exclusive, payable quarterly in advance.

POSSIBLE SALE:
The Landlord may consider a sale of the long leasehold interest. Further details upon request.

BUSINESS RATES:
Rateable Value 2026/2027 - £52,000
Rates Payable 2026-2027 - £24,960 per annum

EPC CERTIFICATE:
EPC Rating = D. Further details upon request.

LEGAL COSTS:
Each party are to be responsible for their own legal costs.

ADMINISTRATION FEE:
Upon terms being agreed and prior to Solicitor's 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

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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.