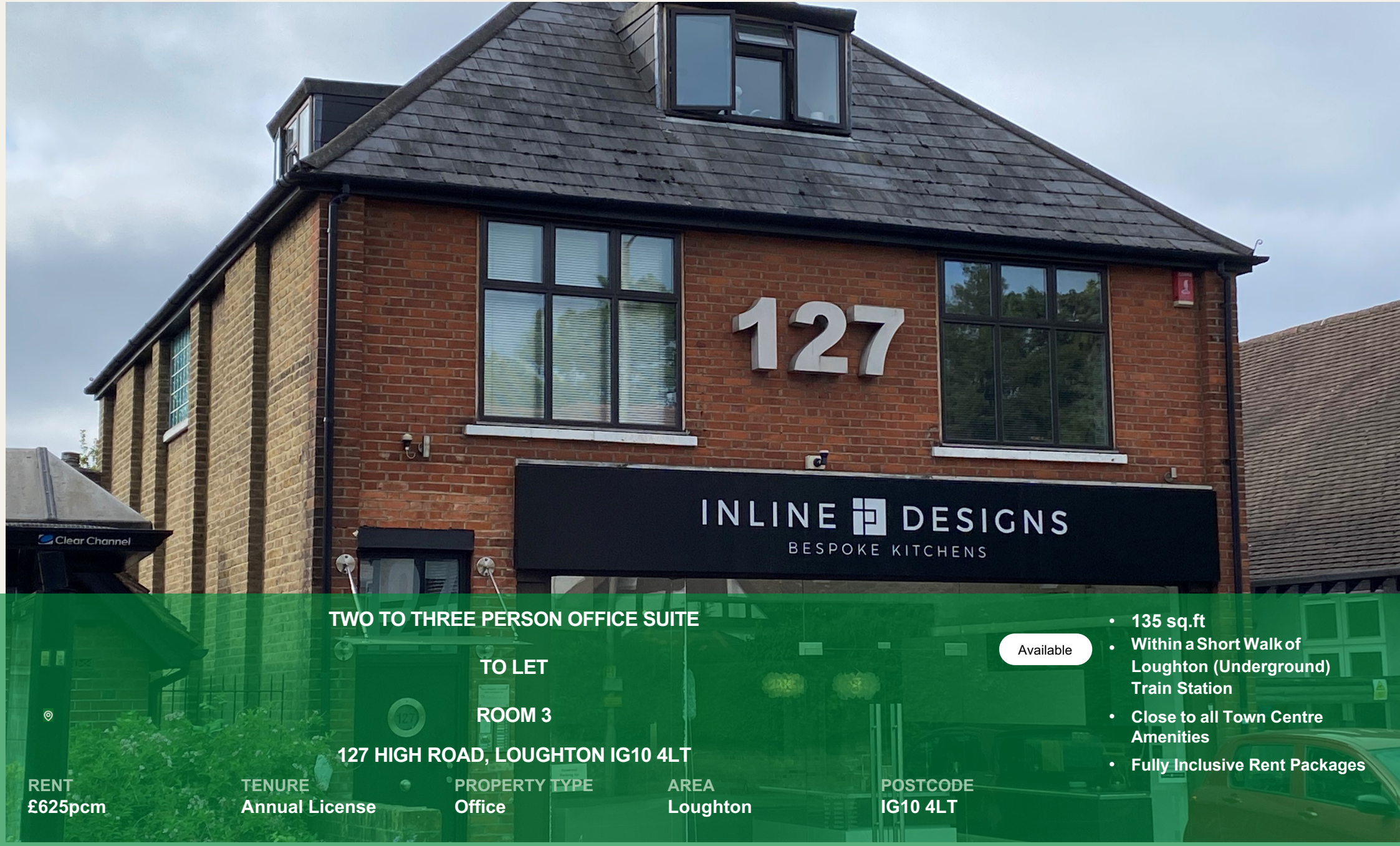
Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com




## TWO TO THREE PERSON OFFICE SUITE

## TO LET

## ROOM 3

## 127 HIGH ROAD, LOUGHTON IG10 4LT

Available

- 135 sq.ft
- Within a Short Walk of Loughton (Underground) Train Station
- Close to all Town Centre Amenities
- Fully Inclusive Rent Packages

| RENT | TENURE | PROPERTY TYPE | AREA | POSTCODE |
|---|---|---|---|---|
| £625pcm | Annual License | Office | Loughton | IG10 4LT |

**Location**
The property is located on High Road, Loughton, very close to the junction of Old Station Road & within a few minutes walk of Loughton (Central Line) underground station. All Town Centre amenities are within a matter of minutes by foot & include numerous national occupiers, along with many long-established independent occupiers, both of which draw on a customer base from Loughton as well as the equally affluent adjoining areas of Buckhurst Hill & Chigwell. Loughton is well served by numerous bus routes, with services into Ilford, Chingford & Walthamstow. Connections to the local & national road network are excellent with junction 5 of the (M11) within a 5-minute drive, & junction 6 (M25) London Orbital some 5 minutes distant to the North. Travelling in a Southerly direction towards London, there are connections to the (A406/A12 & A13).

**Accommodation**
Comprising a single room within a detached self-contained 3-storey building. The property comprises a retail unit on the ground floor with numerous offices occupiers over the two upper floors in individual suites. The office occupiers share kitchen & WCs facilities.  Suite 3 is located on the 2nd floor measuring 135 sq ft.

**Lease**
Available on either an Annual Licence or a longer term by arrangement

**Rent**
£625  per calendar month plus VAT.





**Business Rates**
Inclusive.

**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.

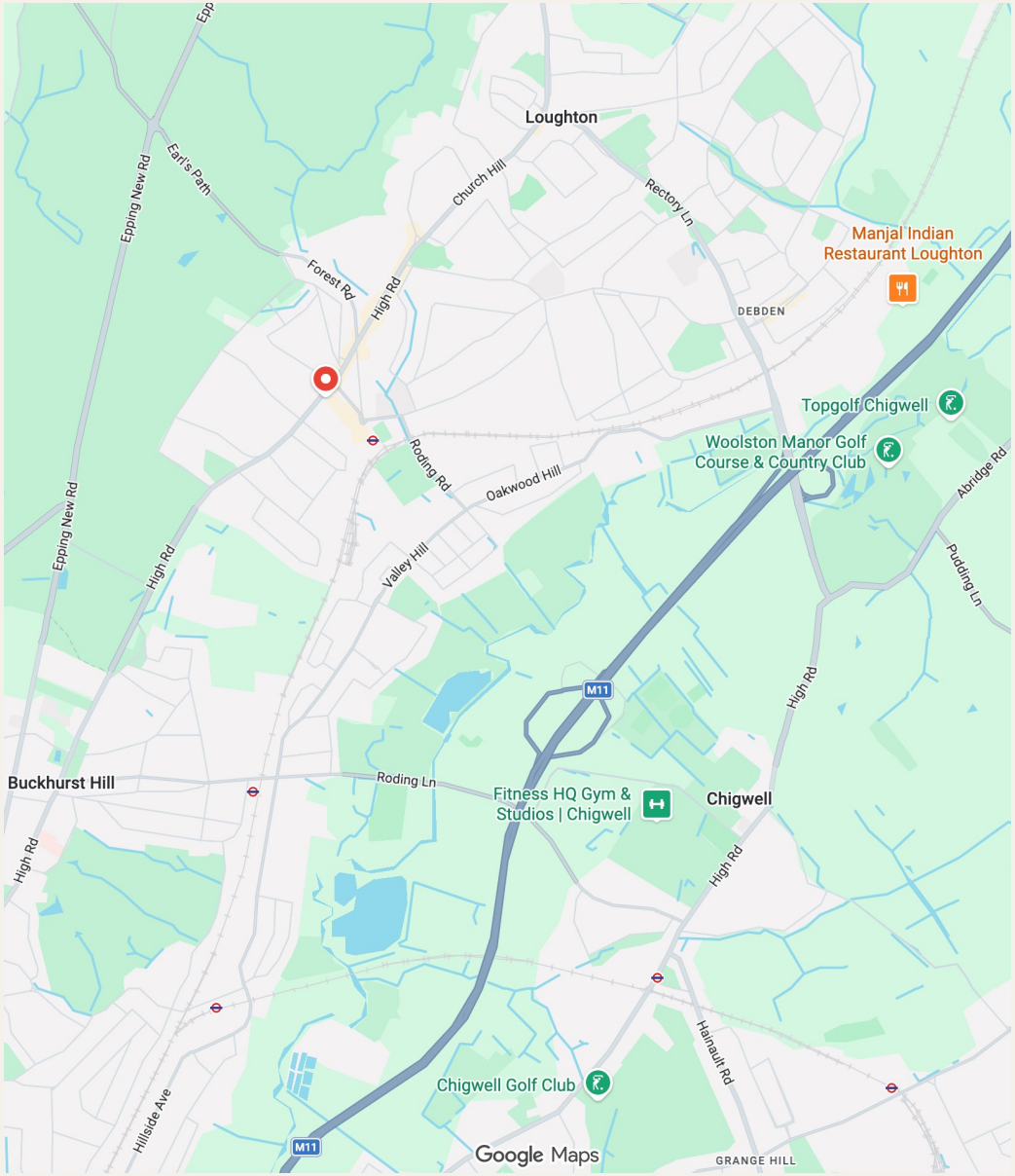
**Possession**
Immediately upon completion.

**Viewing**
Strictly by prior appointment through sole agents Bennett Phillips | 020 8501 3000 | Contact Taylor Phillips at Taylor@bennettphillips.com

**RENT**
**£625 PCM**
**VAT IS APPLICABLE**








Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

**GDPR & AML**

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.

BPL Estates Ltd T/A Bennett Phillips.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

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The Property Ombudsman