Bennett Phillips

020 8501 3000
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FIRST FLOOR OFFICE SUITE
5,844 sq.ft (542.92m²)

TO LET

OAKWOOD HOUSE, OAKWOOD HILL, LOUGHTON IG10 3TZ

Available

- Mix of open plan and private offices
- Self contained kitchen and WC facilities
- 18 car parking spaces
- Modern Internal Space
- Close to Debden Underground Station
- Air Conditioning Units (not tested)

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£115,00pax	Leasehold	Office	Loughthon	IG10 3TZ

Location
The property is located within 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). Numerous bus routes pass the property on a regular basis and access to the M11 Motorway is within a couple of minutes' drive. 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 mix of open plan, private offices and meeting rooms of c.5,844 sq ft (542.92m2) N.I.A. with 18 on site car parking spaces. The premises benefit from having air conditioning along with self contained WC and kitchen facilities.

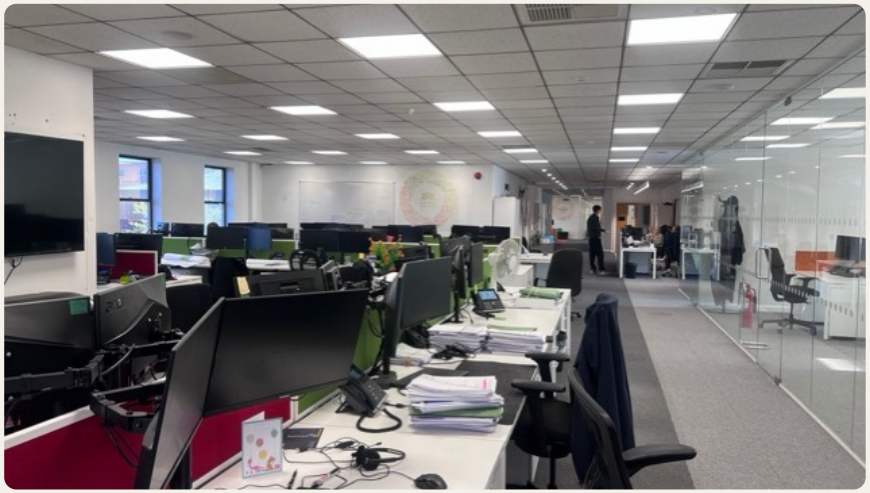
EPC:
The property has an EPC rating of B.

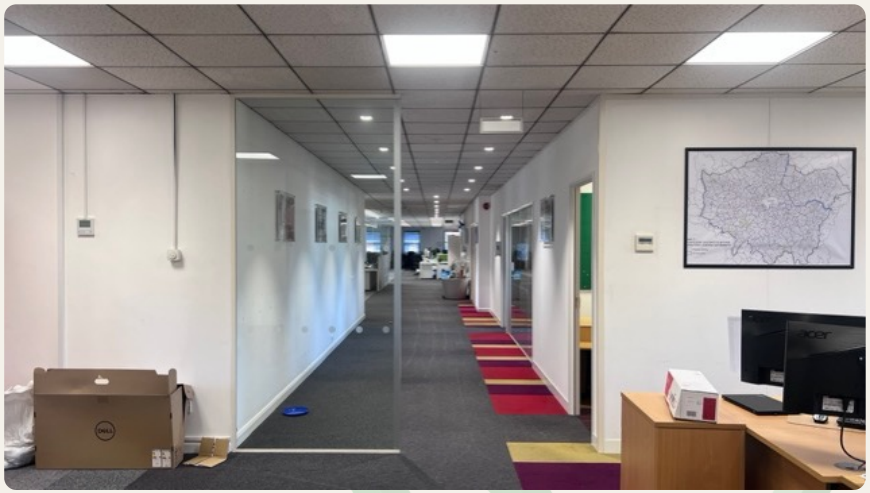
Lease Terms
A new Lease is to be made available for a term to be agreed.

Rent
£115,000 per annum. VAT is not applicable.

Service Charge
The annual service charge is estimated at circa £3 per square foot. Further details upon request.

Business Rates
Applicants are advised to make their own enquiries with regard to the business rates payable via the local authority (Epping Forest).





Legal Costs:
Each party are to be responsible for their own legal costs.

Administrative Fee:
Upon terms being agreed and prior to Solicitors being instructed, the prospective 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 legalities.

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

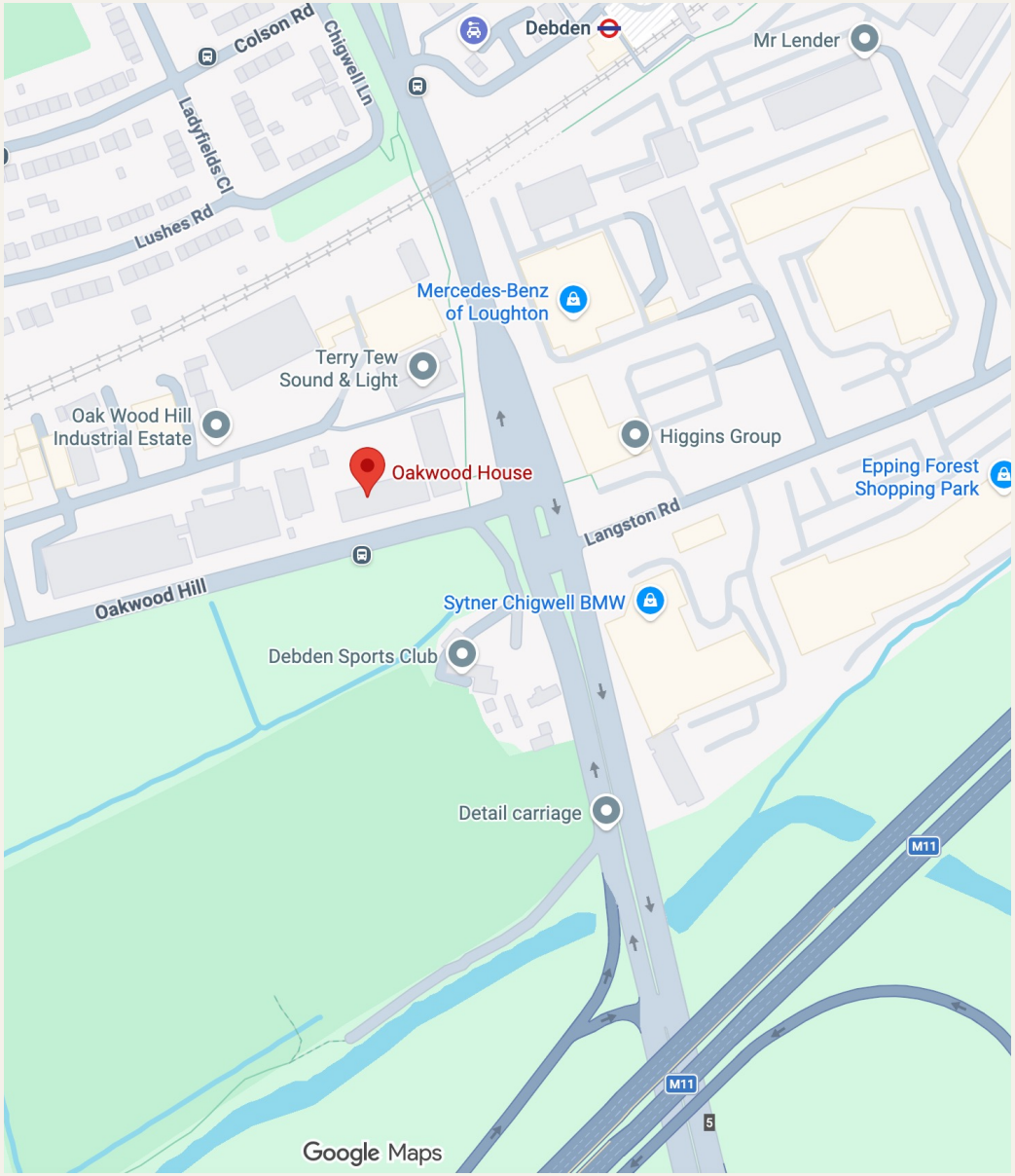
RENT

£115,000 PAX

VAT IS NOT 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