Bennett Phillips

020 8501 3000
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enquiries@bennettphillips.com



INDUSTRIAL/BUSINESS UNIT
1,830 sq.ft (170m²)

TO LET

Available

23 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 (Underground) Train Station

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£25,000pax	Leasehold	Inudustrial/Business	Loughton	IG10 3TZ

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.

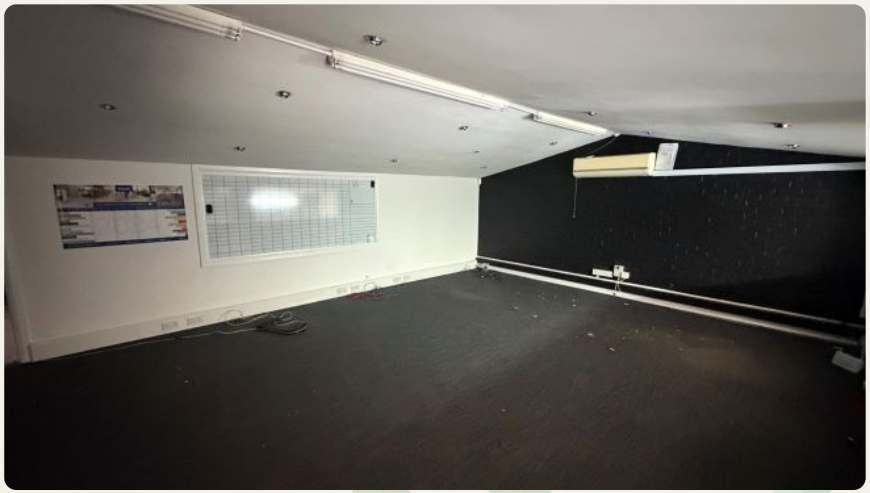
Accommodation
Comprising a single story (plus mezzanine) light industrial/business unit set within a terrace of similar units. The unit provides mainly open plan ground floor storage / workshop space, with WC and Kitchen facilities, together with a mezzanine office / storage area. Loading doors provide access from a shared loading / parking area, with 2 allocated car spaces available with the unit. EPC RATING D84.

The Unit has the following internal floor areas: -
Ground floor: 118m2 (1270sq.ft)
Mezzanine: 52m2 (560 sq. 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
Rateable Value: £27,500
Rates Payable: 2026/2027-£11,880 per annum

Legal Costs
Each party are to be responsible for their own legal fees borne in this transaction.

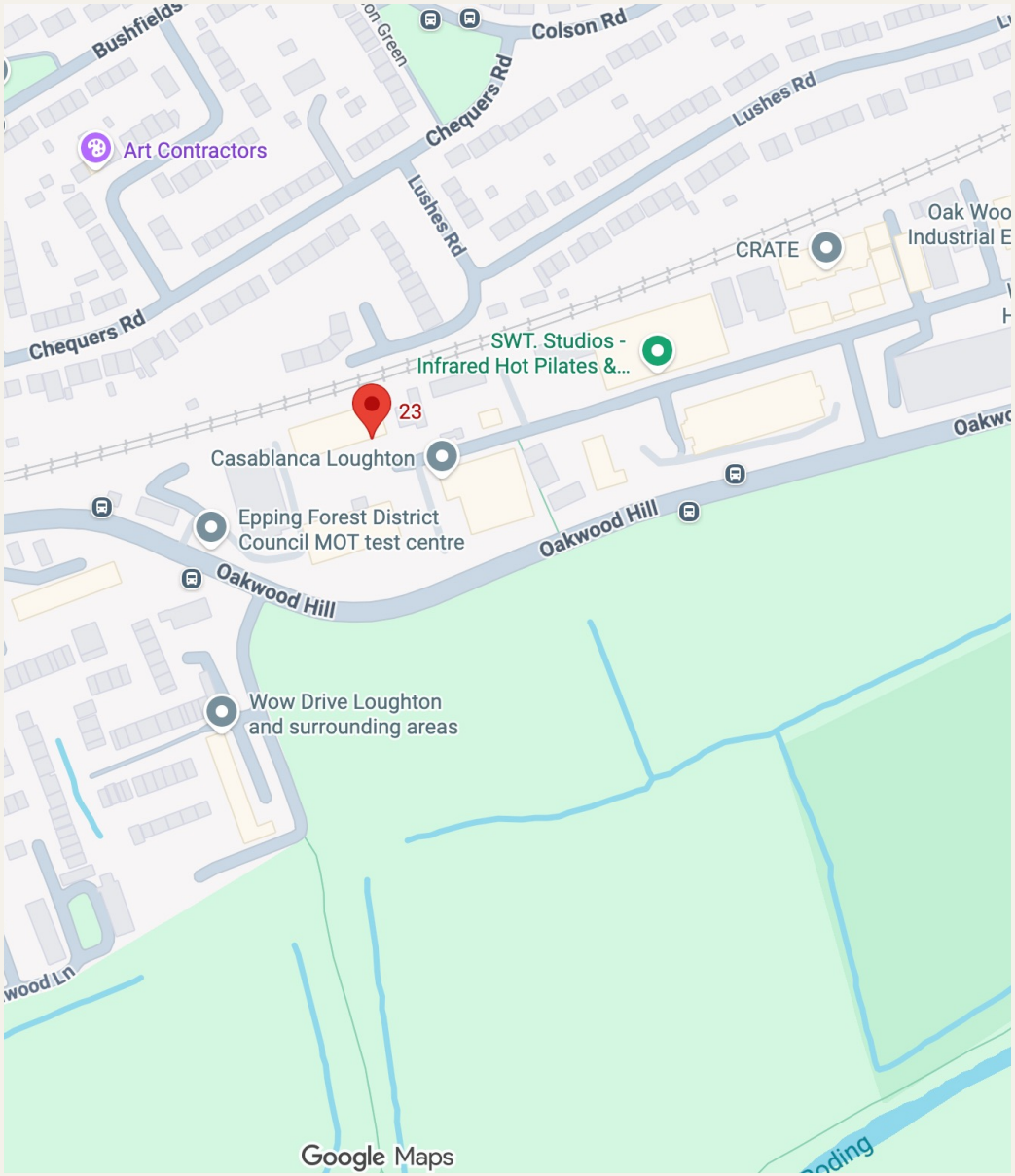
Possession
Immediate upon completion of legal formalities.

Viewing
Strictly by appointment through sole agents Bennett Phillips | 0208 501 3000 |
Contact Taylor Phillips at taylor@bennettphillips.com

RENT
£25,000 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.
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The Property Ombudsman