Bennett Phillips

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MODERN TWO STOREY SELF CONTAINED OFFICE BUILDING APPROXIMATELY 3,350 SQ FT (311.55 M²) FOR SALE/TO LET UNIT 3 LOUGHTON BUSINESS CENTRE LANGSTON ROAD LOUGHTON IG10 3FL

Available

- Well-presented modern office space 8 Person Passenger Lift
- Temperature controlled units throughout Entry phone
- Good quality partitioned offices Suspended Ceiling with concealed lighting Excellent natural light
- Carpeted
- 5 Demised car parking bays
- Within close proximity of Junction 5 (M11)
- Short walk of Debden (Central Line) Underground Station

PRICE
£1,250,000 plus VAT

TENURE
Freehold/Leasehold

PROPERTY TYPE
Office

AREA
Loughton

POSTCODE
IG10 3FL

Location
Loughton Business Centre is located just off Langston Road which has fast become a go to destination for a wide range of services including Car Sales BMW/Mini, Mercedes & Volkswagen all represented. In addition the increasingly popular Epping Forest Retail Park is situated opposite where retailers such as TK MAXX, Home Bargains, Next, Mountain Warehouse, Smyths, Aldi & Greggs amongst others can be found. The area benefits from the close proximity to Junction 5 of the M11 which is within a two minute drive. Debden
(Central Line) underground station is within a few minutes walk.

Accommodation
Comprising a modern two storey self-contained office building totalling approx 3,350sq ft (311.55m sq). Whilst originally built to provide open plan space, both floors have subsequently been modified by tenants & now provide a mix of both private offices as well as larger open plan areas. The building is served by an 8 person passenger lift & there are WC facilities on both floors in addition to a disabled access WC located off the ground floor lobby. Kitchen facilities are provided on the 1st floor. Externally the building benefits from having 5 car parking spaces.

EPC:
EPC Rating - 56C. Further details are available upon request.

Freehold Sale
The property is available by way of a Freehold sale at a price of £1,250,000 plus VAT.

ALTERNATIVELY

Lease
A new FRI Lease is can be made available for a term to be agreed subject to periodic upward only Rent Reviews.

Rent
£73,000pax paid quarterly in advance. VAT is applicable at the prevailing rate.





Service Charge
A Service Charge is applicable, further details upon request.

Business Rates
Rateable Value 2025/2026 - £73,500
Rates Payable 2025/2026 - £35,280 per annum
This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

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

Administrative 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. 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.

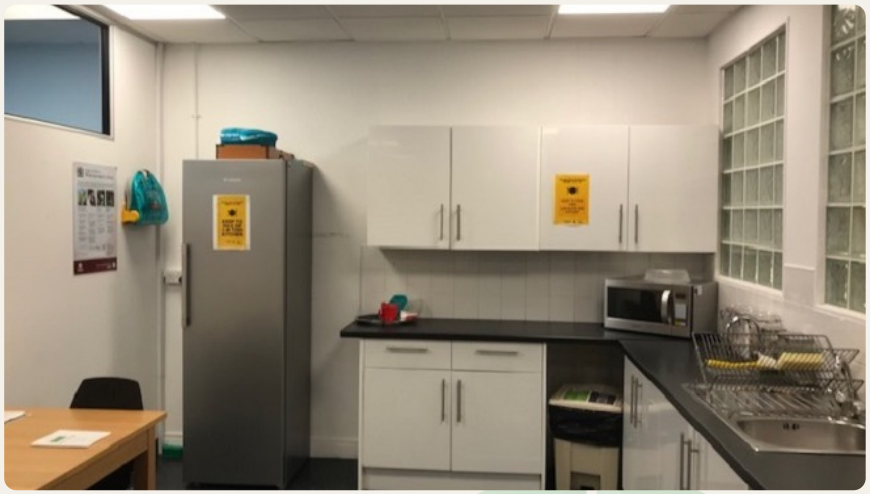
Possession
By December 2026.

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

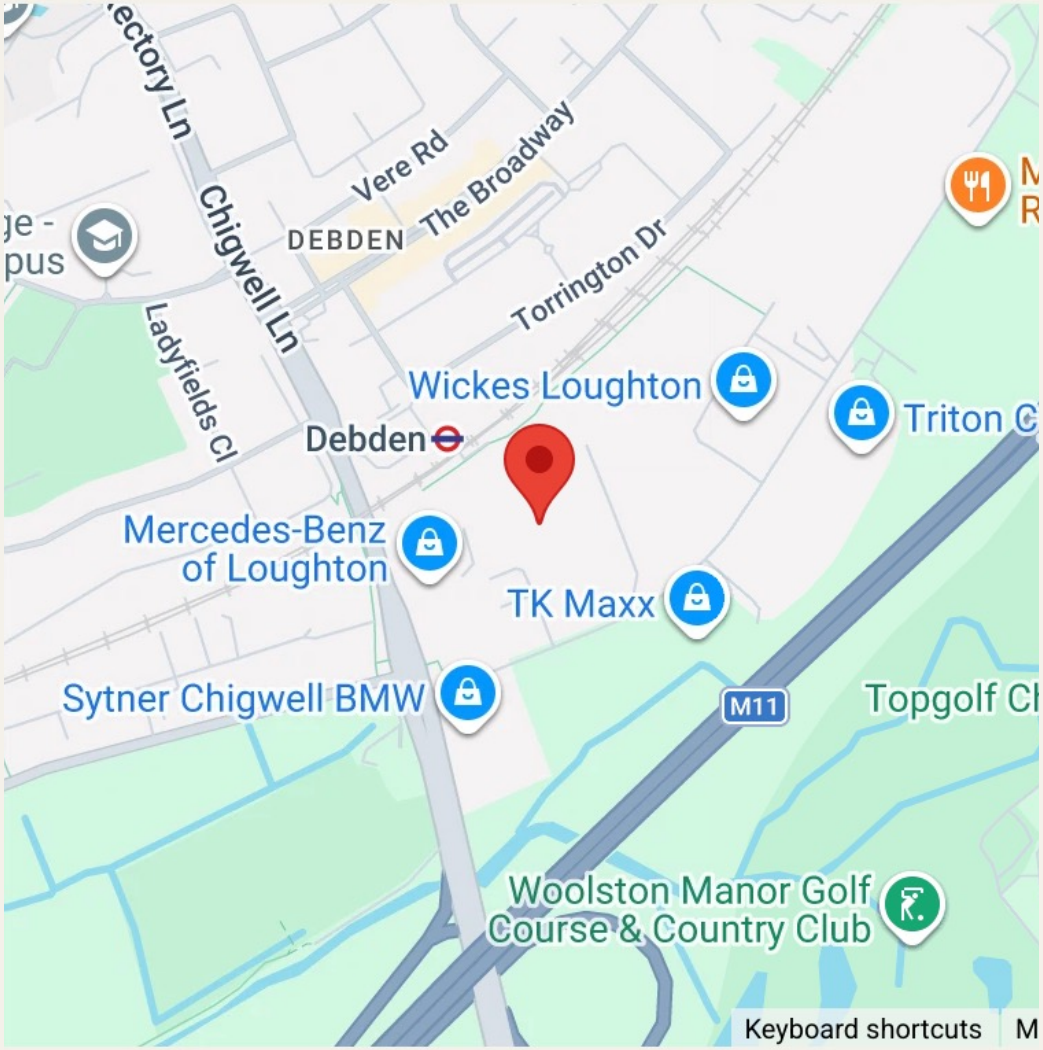
PRICE

£1,250,000

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.
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The Property Ombudsman