Bennett Phillips

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TO LET

MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT 5,998 SQ FT (557.21M2) - 11,932 SQ FT (1,108.47M2)

Available

UNIT 3
PROSPECT BUSINESS PARK
LANGSTON ROAD
LOUGHTON IG10 3TR

RENT
£160,000 pax

TENURE
Leasehold

PROPERTY TYPE
Industrial warehouse

AREA
Loughton

POSTCODE
IG10 3TR

- Detached unit
- Forecourt parking for 20 cars Rarely available
- Kitchen and WC facilities
- Property can be available as a whole or with full or part of mezzanine removed.

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 contemporary looking warehouse / factory unity arranged over ground and mezzanine floor within an established business park together with loading facilities and 20 car parking spaces. There is a passenger lift linking the ground and mezzanine floor and goods are lifted up to the first floor by way of a fork lift from the loading bay. The premises has been fitted out to suit the current occupants requirements but can be altered to suit a variety of uses.

The unit benefits from 3 phase electricity, allocated WCs and kitchen facilities.
The property has been measured on a Gross Internal Basis and the following floor measurements are approximate: Ground floor: 5,998 sq. ft (557.21 sq. m)
Mezzanine: 5,934 sq. ft (551.26 sq. m)

Total: 11,932 sq. ft (1,108.47 sq. m)

Lease
A new lease is to be granted for a term to one agreed.

Rent
£160,000 per annum exclusive

Service Charge
A service charge is applicable. Further details on request.





Business Rates
Prospective Tenants
are advised to make their own enquiries to the local council in relation to the business rates.

EPC
An EPC has been commissioned at Band B.

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 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| 0208 501 3000 Contact Taylor Phillips at Taylor@bennettphillips.com

RENT
£160,000 pax
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.
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The Property Ombudsman