Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



1ST FLOOR OFFICE SPACE APPROX 1,121 sq.ft

LEASE TO ASSIGN

38K CHIGWELL LANE, LOUGHTON IG10 3NY

Available

- Parking Included
- Suitable for a Variety of Uses
- Close to Tube Station
- Additional Car Spaces Available by Negotiation

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£22,500pa	Leasehold	Office Space	Loughton	IG10 3NY

Location Details
Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately ¼ mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many established brands such as Aldi, Next and TK Maxx.

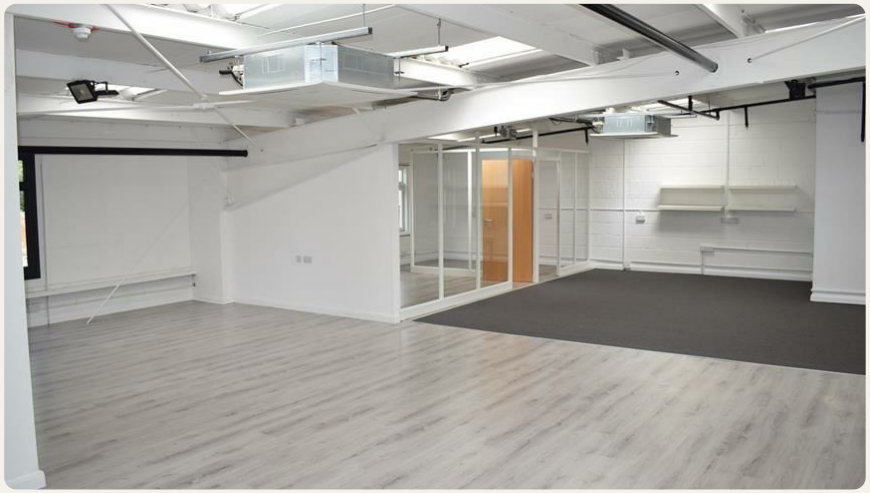
Accommodation
Comprising a predominantly open-plan first floor office totalling 1,121 sq. ft (104 sq.m). Kitchen facilities included. Male & female toilet facilities included.
3 parking spaces are included in the rent with a further 2 spaces charged at an additional £1,500 + vat per annum per space. All measurements quoted are approximate only.

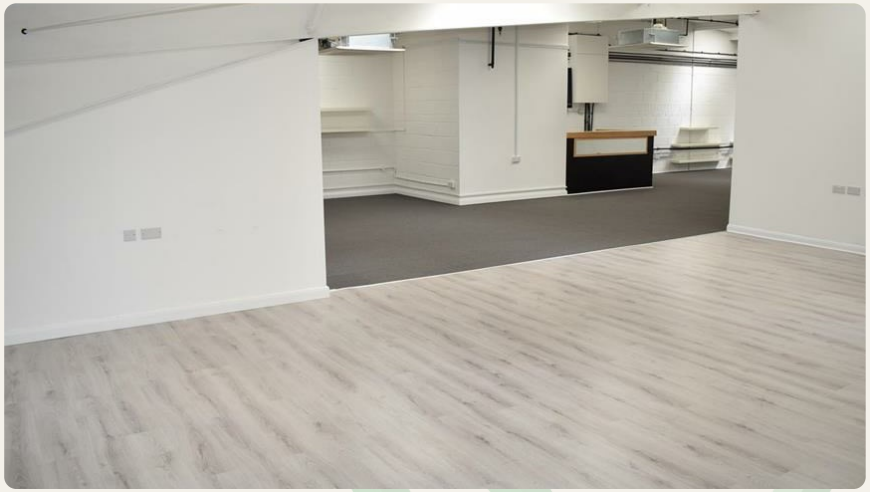
Lease
Available by way of assignment of our clients' unexpired 5-year term which commenced on 28th May 2025 expiring on 27th May 2030, subject to a mutual break in May 2028.

Passing Rent
£22,500 exclusive. VAT is applicable.

Service Charge
Approximately £2000 plus VAT per annum. Further details on request.

Business Rates
Interested parties are advised to make their own enquiries to Epping Forest District Council - Business Rates Department.





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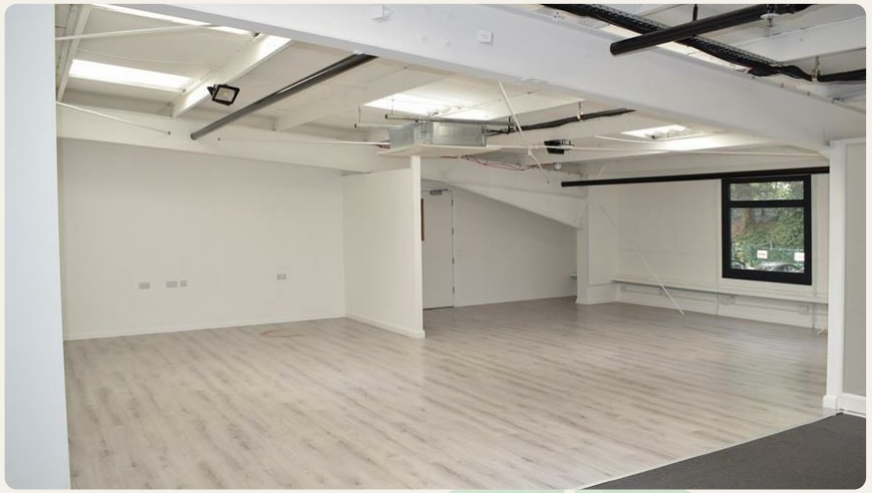
EPC
The premises have an Energy Performance Certificate rating of C.

Legal Costs
To be met by the ingoing tenant.

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, 5% of the fee will be refunded.

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

RENT
£22,500 PA
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