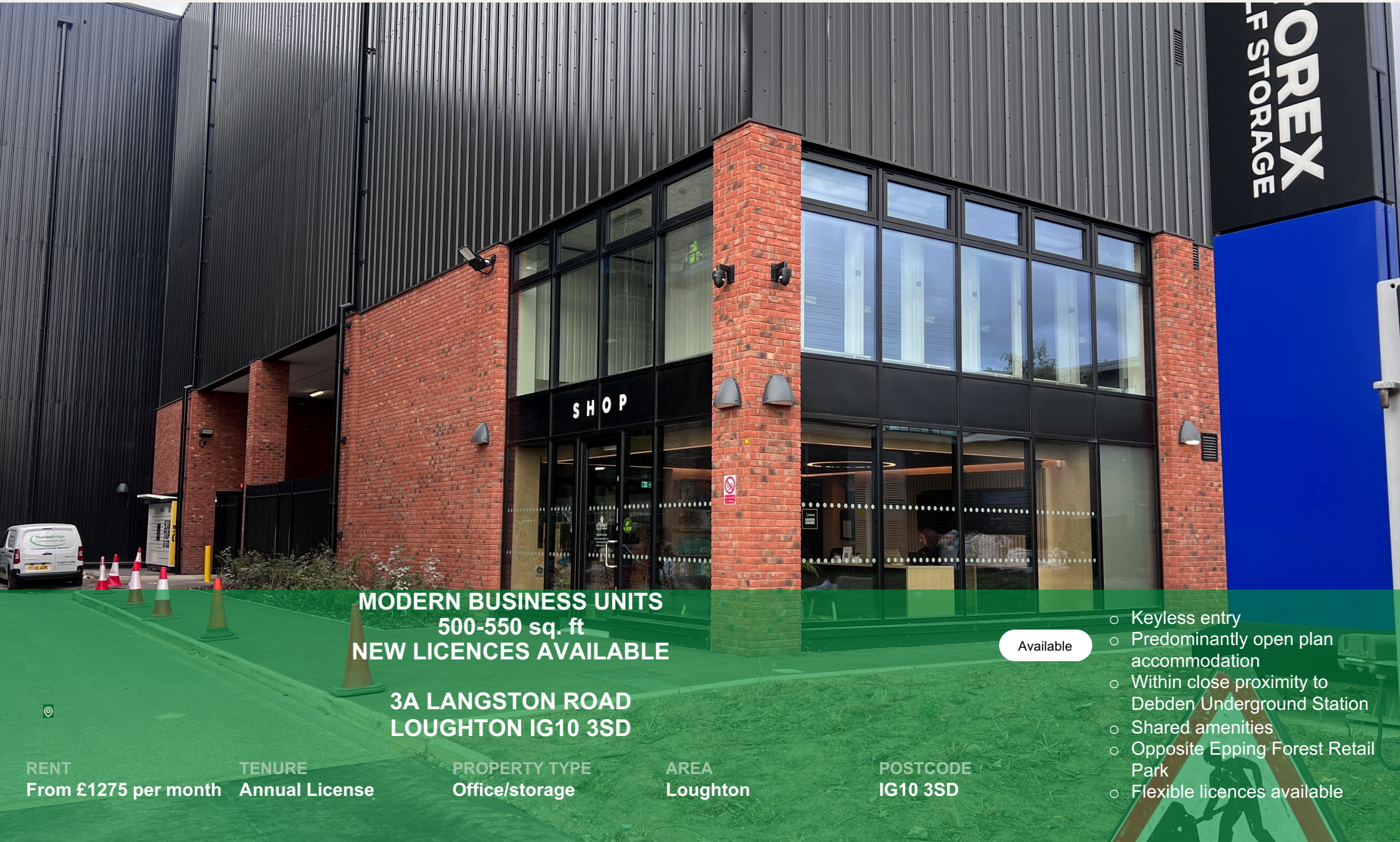
Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



MODERN BUSINESS UNITS
500-550 sq. ft
NEW LICENCES AVAILABLE

Available

3A LANGSTON ROAD
LOUGHTON IG10 3SD

- Keyless entry
- Predominantly open plan accommodation
- Within close proximity to Debden Underground Station
- Shared amenities
- Opposite Epping Forest Retail Park
- Flexible licences available

RENT
From £1275 per month

TENURE
Annual License

PROPERTY TYPE
Office/storage

AREA
Loughton

POSTCODE
IG10 3SD

Location
The units are 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
The available units form part of STOREX Self Storage facility, comprising predominantly open-plan accommodation with suspended ceilings, plastered and painted walls and perimeter trunking. Each unit benefits from a temperature monitoring system, while shared WC and kitchen facilities are provided within the building.

The following units are available:

A00004: 550 sq. ft (51.10 sq. m)
B00001: 500sq. ft (46.45 sq. m)
B00002: 550 sq. ft (51.10 sq. m)
B00004: 550 sq. ft (51.10 sq. m)

EPC
Further details upon request

Licence:
Available by way of a new licence - terms to be agreed

Rent:
A00004: £1,540 pcm
B00001: £1,275 pcm
B00002: £1,540 pcm
B00004: £1,540 pcm
We understand that the rent is inclusive of VAT.





Business Rates
Further details are available on request.

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.

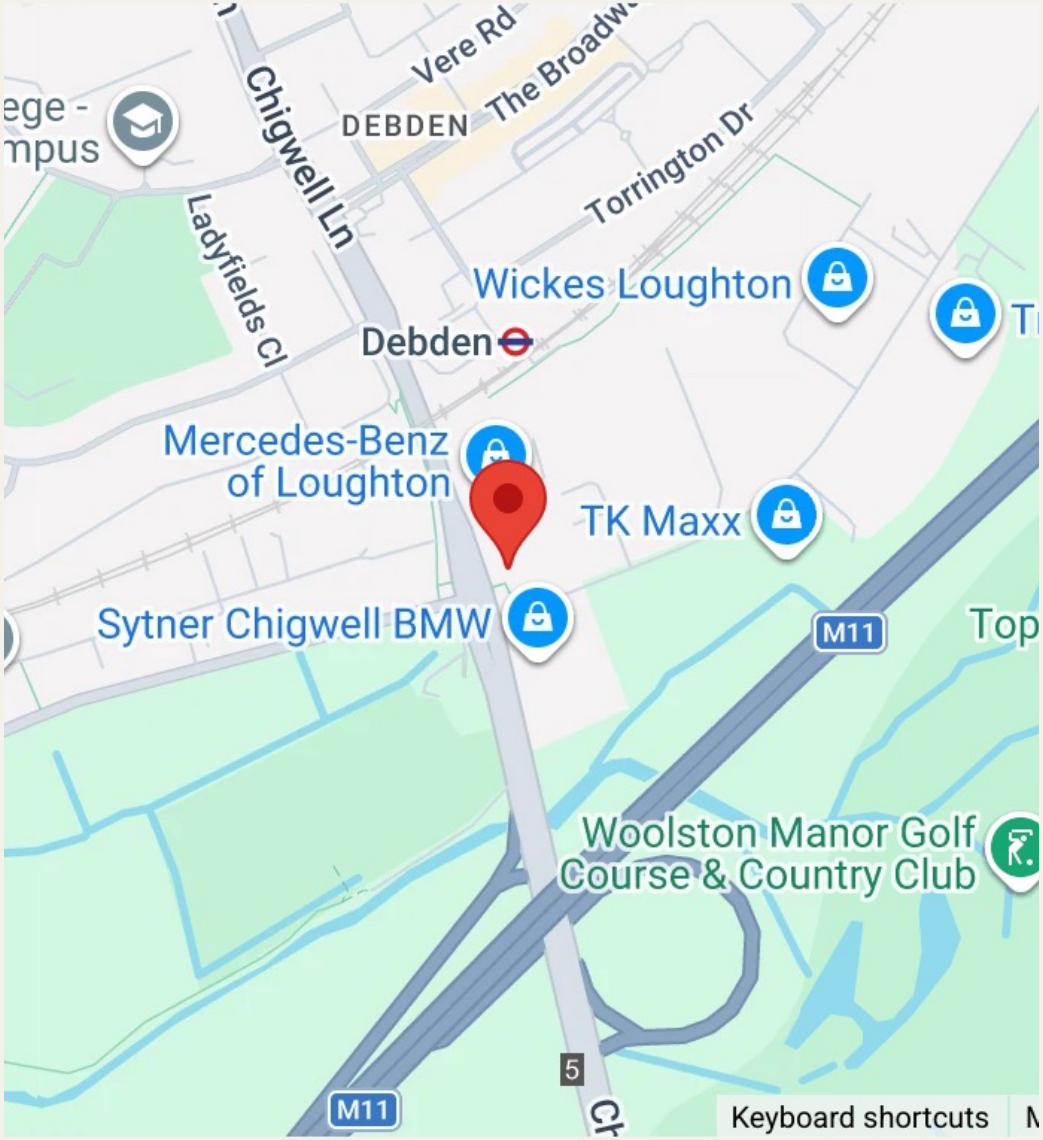
Possession
Immediate upon completion of legal formalities.

Viewing
Strictly by prior appointment through sole agents Bennett Phillips - 020 8501 3000
contact - Taylor Phillips Taylor@bennettphillips.com

RENT
FROM £1275 PCM INCLUSIVE OF VAT







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

020 8501 3000
enquiries@bennettphillips.com · bennettphillips.com

The Property Ombudsman