Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



INDUSTRIAL/WAREHOUSE UNIT WITH ADJOINING 3 STOREY OFFICE BUILDING & YARD 9,496 sq.ft (882.20m²) PLUS MEZZANINE LEASE TO ASSIGN

(POSSIBLE NEW LEASE AVAILABLE)
40 - 42 CHIGWELL LANE, LOUGHTON IG10 3NY

Available

- Warehouse & Ancillary Office/Workshop Space with Ample Parking
- Mezzanine Storage of 6,039 sq.ft (561.04m²)
- Mixture of Open Plan and Private Office Areas
- Kitchen and WC Facilities
- Air Conditioning (Not Tested)

PASSING RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£155,958 pax	Lease to assign	Industrial	Loughton	IG10 3NY

LOCATION

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately a quarter of a 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

The property comprises a 2 bay industrial unit accessed via a shared yard from Oakwood Hill, together with a three-storey office building fronting Chigwell Lane, which benefits from a separate pedestrian entrance. The industrial units provide predominantly open plan warehouse accommodation with ancillary office/workshop space. In addition, there is mezzanine storage as outlined within the floor areas below.

The three-storey office accommodation provides a mixture of open plan and private working areas, together with kitchen and WC facilities, with the first floor benefiting from air conditioning.

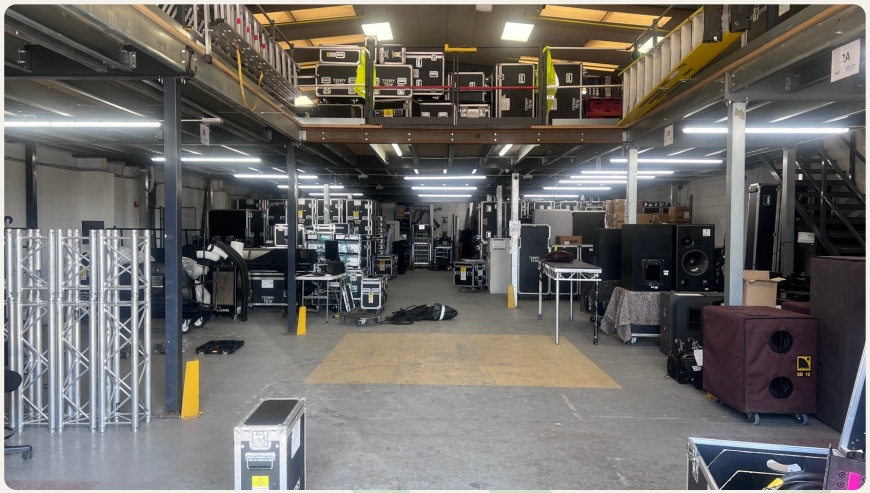
Externally, the property benefits from a shared yard fronting Oakwood Hill, together with a side yard area providing additional parking or storage opportunities.
The Property has the following approximate internal floor area:-

Ground Floor Warehouse:	7,176 sq ft (666.67 sq. m)
3 Storey Offices:	2,320 sq ft (215.52 sq .m)
TOTAL;	**9,496 sq. ft (882.20 sq. m)**
**Mezzanine*	*3,116 sq ft (289.40 sq.m)*

LEASE

Available by way of assignment of a Lease expiring on 6 May 2035, subject to a mutual break option exercisable by either the Landlord or Tenant on 7 May 2030. The Lease has been contracted outside the provisions of the Landlord and Tenant Act 1954.





PASSING RENT
The current passing rent is £155,958 per annum exclusive, paid quarterly in advance. We understand that VAT is applicable.

BUSINESS RATES
Rateable Value 2026/2027: £89,500
Rates Payable 2026/2027: £42,960p per annum
This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

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

LEGAL COSTS
Each party are to be responsible for their own legal costs borne in this transaction.

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, 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

PASSING RENT
£155,958 per annum
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

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

The Property Ombudsman