Bennett Phillips

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MODERN 2 STOREY MID TERRACE WAREHOUSE/OFFICE UNIT

TO LET/FOR SALE

UNIT 6 PROSPECT BUSINESS PARK, LANGSTON ROAD LOUGHTON IG10 3TR

Available

- 3,886 sq.ft (361 m^2)
- Forecourt Parking for 6 Cars
- Rarely Available
- Two Storey Unit
- Kitchen and WC Facilities
- Air conditioning (not tested)

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£62,000 pax	Leasehold	Industrial	Loughton	IG10 3TR

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 modern two storey mid terrace warehouse/office unit along with forecourt parking located within a small sized industrial estate located on Langston Road, Loughton IG10 3TR.

The Property has the following approximate internal floor area:-
Ground floor Warehouse / office: 2075sq.ft (192.8m2)
First Floor Office Storage: 439sq.ft (40.7m2)
Mezannine Storage: 1372sq.ft (127.5m2)

Lease
A new Lease is to be granted for a term to be agreed outside of the Landlord & Tenant Act.

Rent
£62,000 per annum exclusive, payable quarterly in advance.

Possible Sale
The Landlord may consider a sale of the long leasehold interest. Further details upon request.

Business Rtes
Rateable Value 2026/2027 - £52,000
Rates Payable 2026-2027 - £24,960 per annum





EPC Certificate
EPC Rating = D. Further details upon request.

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 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

RENT
£62,000 per annum







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