Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



TO LET

MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT
5,998 SQ FT (557.21M^2) - 11,931 SQ FT (1,108.47M^2)

UNIT 3
PROSPECT BUSINESS PARK
LANGSTON ROAD
LOUGHTON 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: 11,931 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 CERTIFICATE:
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 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 Luton | 0208 501 3000 Contact Taylor Phillips at Taylor@bennettphillips.com

Bennett Phillips Luton

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.