

**Bennett
Phillips
Luton**

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

Whilst we at Bennett Phillips 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.



Self-Contained 1st & 2nd floor offices (approx 1,030sq ft – 95.6m sq)

To Let

**183 High Road
Loughton, IG10 4LF**

- Self-contained offices
- Dedicated ground floor entrance
- Very good natural light
- Entryphone
- Alarm System (not tested)
- Within a 5-minute walk of Loughton Central Line Station
- Laminate wood flooring throughout
- GCH (not tested)
- Window blinds
- Spotlights
- On street & public pay & display parking

**Location.**

The property is situated towards the Southern end of the High Road, in the section most commonly occupied by longstanding local occupiers who include the likes of Forest Casual & Schoolwear, The Bookshop, Smiths of Loughton (Cook shop) & Whitneys Carpets. National occupiers represented close by include M & S Simply Food, Sainsbury's, Nando's & Majestic Wine. Loughton (Central Line) underground station is within a short walk. Junction 5 of the (M11) is within a 5-minute drive & provides access to the (M25) at junction 6 to the North & the (A12, A13 & A406) to the South.

Accommodation.

Comprising self-contained offices over 1st & 2nd floors, having dedicated street entrance from the High Road & good signage. Access to the upper parts is from a staircase, leading from a well-proportioned ground floor entrance corridor.

First floor – Comprising a large front room which has excellent natural light, significant fitted cupboard space & a sink unit. The adjoining room provides very good natural light & sink unit. At the rear of the 1st floor there is a good size kitchen / staff area, or additional office space. WC facilities are located on the landing with scope to instal an additional WC if required. The existing nett internal floor area is approximately 688sq ft (63.9m sq.)

Second floor – Laid out to provide two smaller offices, both of which have good natural light. The nett internal floor area is 342sq ft (31.7m sq.)

Total nett internal floor area - approx. 1,030sq ft – 95.6m sq.)

Lease.

A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews, drawn outside the provisions of the Landlord & Tenant Act.

Rent.

£16,500pax, paid quarterly in advance. VAT is applicable at the prevailing rate.

Service Charge.

Payable on an ad-hoc basis & equal to 20% of the total cost of any repairs / works required.

Business Rates.

Rateable Value 2024/2025: £15,750

Rates Payable 2024/2025: £7,769.43p

Business Rates are not payable on properties with a Rateable Value up to £12,000. From £12,001 to £15,000 there is tapered relief. If a company occupies a second property where the RV is over £12,001 then relief is lost on the first property although the benefit may remain for a short period. It is a tenant's responsibility to make their own enquires & satisfy themselves whether they are eligible for rate relief in part or whole.

Legal Costs.

Each party are to be responsible for their own legal costs.

EPC.

Available upon request.

Possession.

Immediate upon completion of legalities.

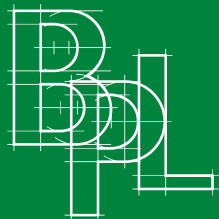
ADMINISTRATIVE FEE:

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 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.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000, Contact Marc Luton at marc@bennettphillips.com

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