

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- 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.



**Modern two-storey self-contained office
building**

Approximately 3,350sq ft (311.55m sq)

FOR SALE/TO LET

**Unit 3 Loughton Business Park
Langston Road IG10 3FL**

- Well-presented modern office space
- 8 Person Passenger Lift
- Temperature controlled units throughout
- Entry phone
- Good quality partitioned offices
- Suspended Ceiling with concealed lighting
- Excellent natural light
- Carpeted
- 5 Demised car parking bays
- Within close proximity of Junction 5 (M11)
- Short walk of Debden (Central Line) Underground Station



LOCATION:

Loughton Business Centre is 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:

Comprising a modern two storey self-contained office building totalling approx 3,350sq ft (311.55m sq). Whilst originally built to provide open plan space, both floors have subsequently been modified by tenants & now provide a mix of both private offices as well as larger open plan areas. The building is served by an 8 person passenger lift & there are WC facilities on both floors in addition to a disabled access WC located off the ground floor lobby. Kitchen facilities are provided on the 1st floor. Externally the building benefits from having 5 car parking spaces.

EPC:

EPC Rating - 56C. Further details are available upon request.

FREEHOLD SALE:

The property is available by way of a Freehold sale at a price of £1,250,000 plus VAT.

ALTERNATIVELY

LEASE:

A new FRI Lease is can be made available for a term to be agreed subject to periodic upward only Rent Reviews.

RENT:

£73,000pax paid quarterly in advance. VAT is applicable at the prevailing rate.

SERVICE CHARGE:

A Service Charge is applicable, further details upon request.

BUSINESS RATES:

Rateable Value 2025/2026 - £73,500

Rates Payable 2025/2026 - £35,280 per annum

This is an approximate figure and interested parties are advised to speak to Epping Forest District Council to confirm the rates payable.

LEGAL COSTS:

Each party are to be responsible for their own legal fees borne in this transaction.

ADMINISTRATIVE FEE:

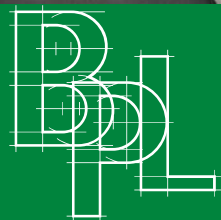
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:

By December 2026.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Taylor Phillips at taylor@bennettphillips.com or Simon Phillips at simon.phillips@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.