

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
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- **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

FIRST FLOOR OFFICE SUITE

5844sq.ft (542.92m²)

**Oakwood House
Oakwood Hill
Loughton IG10 3TZ**

- **Mix of open plan and private offices**
- **Self contained kitchen and WC facilities**
- **18 car parking spaces**
- **Modern Internal Space**
- **Close to Debden Underground Station**
- **Air Conditioning Units (not tested)**

**Location.**

The property is located within the Oakwood Hill Industrial Estate, which is at the junction of Oakwood Hill and Chigwell Lane and within approximately a 5-minute walk from Debden Underground Station (Central Line). Numerous bus routes pass the property on a regular basis and access to the M11 Motorway is within a couple of minutes' drive. The immediate area also benefits from having excellent shopping facilities being within a few minutes' walk of Epping Forest Retail Park where occupiers include TK MAXX, Card Factory, Next, Greggs, Home Bargains, Mountain Warehouse, Smyths & ALDI.

Accommodation.

Comprising a mix of open plan, private offices and meeting rooms of c.5,844 sq ft (542.92m²) N.I.A. with 18 on site car parking spaces. The premises benefit from having air conditioning along with self contained WC and kitchen facilities.

EPC:

The property has an EPC rating of D.

Lease Terms:

A new Lease is to be made available for a term to be agreed.

Rent:

£115,000 per annum. VAT is not applicable.

Service Charge:

The annual service charge is estimated at circa £3 per square foot. Further details upon request.

Business Rates:

Applicants are advised to make their own enquiries with regard to the business rates payable via the local authority (Epping Forest).

Legal Costs:

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

Administrative Fee:

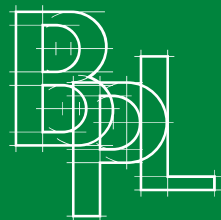
Upon terms being agreed and prior to Solicitors being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor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

Possession:

Immediate upon completion of legalities.

Viewing:

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



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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.