

**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.



**SUITE 1 CHANTAL HOUSE
13 - 17 HIGH BEECH ROAD
LOUGHTON
ESSEX IG10 4BN
OFFICE SUITE - TO LET**

- **Fully inclusive rent package**
- **395 sq ft (36.73m2)**
- **Close to all town centre amenities**
- **Temperature control unit**
- **Double glazed**
- **Shared WC and Kitchen facilities**
- **1 Parking Space**



LOCATION:

The property is situated on High Beech Road, a predominantly residential road located off Loughton High Road. Loughton Underground Station is within easy walking distance as are the retail, banking and restaurant facilities situated along the High Street. Numerous bus routes pass through Loughton and the (M25/M11) are easily assessable, within a 5 minute drive.

ACCOMMODATION:

Comprising a second floor office suite measuring approximately 395 sq ft divided to provide two rooms with excellent natural light. There is shared use of kitchen and WC facilities with other tenants within the building. One parking space is included.

LEASE:

An Annual Licence is to be granted.

RENT:

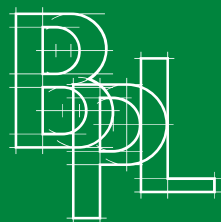
£7,200pa inclusive except for personal Broadband usage & phone calls.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

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



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