

**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.



**OFFICE SUITES TO LET**  
**SUITES AVAILABLE FROM**  
**527 SQ FT (49m2) - 4,102 SQ FT**  
**(381m2) STERLING HOUSE**  
**LANGSTON ROAD**  
**LOUGHTON, ESSEX IG10 3TS**

- **Cafe**
- **Disabled Access**
- **Passenger Lifts**
- **24hr Access**
- **Suspended Ceiling**
- **Meeting Rooms Available**



#### **LOCATION DETAILS:**

Sterling House 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.

#### **DESCRIPTION:**

Forming part of a five-story building offering a range of good quality office space which benefits from having both recently refurbished common parts as well as areas currently being upgraded. The available suites vary in size providing mainly open plan accommodation throughout. . There is a cafe at ground floor level, which is also open to the public and offers a relaxed atmosphere for informal meetings and visiting clients.

#### **ACCOMMODATION:**

Suites are available ranging from 527sq ft (49m<sup>2</sup>) up to 4,102 sq ft (381m<sup>2</sup>).

#### **RENT:**

From £16-£20 per square foot . VAT is applicable at the prevailing rate.

#### **SERVICE CHARGE & BUSINESS RATES:**

The combined Service Charge & Business Rates equate to approx £10psf.

#### **LEASE:**

All suites are available by way of a new Full Repairing and Insuring lease for a term to be agreed, granted outside the provisions of the Landlord & Tenant Act.

#### **CAR PARKING:**

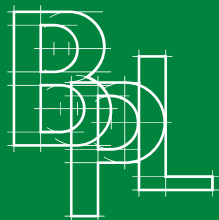
Car parking is available off-site, under a separate license fee of £1,500 per annum.

#### **LEGAL COSTS**

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

#### **VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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