

**Bennett  
Phillips  
Luton**

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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.



## **TWO PERSON OFFICE SUITE**

**TO LET**

**(100 sq ft)**

**127 High Road  
Loughton  
Essex IG10 4LT**

- **Town Centre Location.**
- **Within a short walk of Loughton (Central Line) Station.**
- **Close to all Town Centre amenities.**
- **Fully inclusive rent packages**



## LOCATION:

The property is located on High Road, Loughton, very close to the junction of Old Station Road & within a few minutes walk of Loughton (Central Line) underground station. All Town Centre amenities are within a matter of minutes by foot & include numerous national occupiers, along with many long-established independent occupiers, both of which draw on a customer base from Loughton as well as the equally affluent adjoining areas of Buckhurst Hill & Chigwell. Loughton is well served by numerous bus routes, with services into Ilford, Chingford & Walthamstow. Connections to the local & national road network are excellent with junction 5 of the (M11) within a 5-minute drive, & junction 6 (M25) London Orbital some 5 minutes distant to the North. Travelling in a Southerly direction towards London, there are connections to the (A406/A12 & A13).

## ACCOMMODATION:

Comprising a single room within a detached self-contained 3-storey building. The property comprises a retail unit on the ground floor with numerous offices occupiers over the two upper floors in individual suites. The office occupiers share kitchen & WCs facilities. Suite 9 is located on the 1st floor measuring 100 sq ft.

## LEASE:

Available on either an Annual Licence or a longer term by arrangement

## RENT:

Suite 9- £690 per calendar month plus VAT.

## BUSINESS RATES:

Inclusive.

## POSSESSION:

Immediate upon completion of legal formalities.

## LEGAL COSTS:

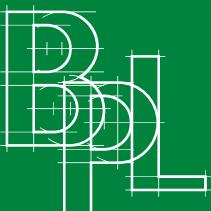
Each party are to be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact Simon Phillips on [simon.phillips@bennettphillips.com](mailto:simon.phillips@bennettphillips.com) or Harley Phillips on [harley@bennettphillips.com](mailto:harley@bennettphillips.com)

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.



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