



**Bennett
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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.



**Modern self-contained ground floor offices
WITH EXCELLENT CAR PARKING**

**To Let
Unit 1 Loughton Business Park
Langston Road
IG10 3FL**

- **Well-presented modern office space**
- **6 temperature-controlled units**
- **Entry phone**
- **Good quality glazed partitioned offices**
- **Suspended Ceiling with concealed lighting**
- **Excellent natural light**
- **10 car parking spaces**
- **Carpeted**
- **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 the ground floor of a modern two storey self-contained office building which is accessed from a shared lobby. The space is currently laid out to provide 2 good size offices, one very large office, a reception, further office, storage, WC / shower room & a kitchen. The partitions are of high quality & are glazed with built in privacy blinds. Disabled accessed WC facilities are located in the lobby area. The total ground floor area extends to approx. 2,510sq ft (233.43m sq). There are 6 car parking bays with the ability to accommodate up to 10 vehicles.

LEASE:

A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The Lease will be drawn outside the provision of the Landlord & Tenant Act.

RENT:

£62,750 pax paid quarterly in advance. The rent will be subject to VAT at the prevailing rate.

RATES:

2025/2026 Rateable Value: £40,750

2025/2026 Rates Payable: £20,334.25 per annum

SERVICE CHARGES:

Estate Service Charge - £450 per annum plus VAT at the prevailing rate.

Internal service charge - The ground floor tenant is to contribute £6.70psf = c. £16,817pa (for the current financial year). This includes, but is not necessarily limited to electric, building insurance, cleaning of the common areas, security, window cleaning, L F B inspection, water rates & general maintenance. A breakdown of the service charge is available upon request.

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.

LEGAL COSTS:

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

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at 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.