

**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 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.



Recently refurbished ground floor office suites

**Suites available from 575sq ft (53.41m sq) &
874sq ft (81.19m sq) up to 1,449sq ft (134.61m sq)
To Let**

**Oakwood House
Oakwood Hill, IG10 3TZ**

- Double glazed windows
- Excellent natural light
- Suspended ceiling with concealed LED lights
- Perimeter Trunking
- Recently Refurbished
- Car Parking
- Shared WC & Kitchen facilities
- Gas Central Heating

**Location:**

The property is located within the Oakwood Hill Industrial Development 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, Smyths & ALDI.

Accommodation:

Comprising part of the ground floor of Oakwood House within which two refurbished offices have been created providing suites of 575sq ft (53.41m sq) & 874sq ft (81.19m sq). The suites are available either separately or as a whole – 1,449sq ft (134.61m sq). The suites have shared use of a fitted kitchen & M / F WC facilities. One parking space is to be made available with office 2 & two spaces are to be provided with office 1.

Lease:

New effectively FRI Lease(s) are to be made available for a term of 5 years, subject to upward only rent reviews at the end of the 3rd year, drawn outside the provision of the Landlord & Tenant Act.

Rent:

Office 1 - 874sq ft (81.19m sq) - £17,750pax.

Office 2 - 575sq ft (53.41m sq) - £13,000pax.

Rent paid quarterly in advance. VAT is not applicable.

Service Charge.

The offices will be subject to a service charge estimated to be c. £7.50psf to include utilities.

Rates.

To be re-assessed, although prospective tenants are advised to make their own enquiries to Epping Forest District Council.

Administrative Fee.

Upon terms being agreed and prior to Solicitor 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.

Possession.

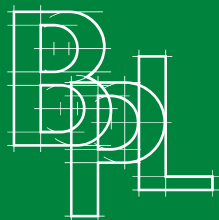
Immediate upon completion of legal formalities.

Legal costs.

The ingoing tenant is to be responsible for the Landlords reasonable legal costs.

Viewing.

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



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