

**Bennett  
Phillips  
Luton**

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- **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.



**1st Floor Office Suite  
Approx 735sq ft (68.28m sq.)  
Crown House  
151-159 High Road  
Loughton  
Essex IG10 4LF  
To Let on a maximum 5-year term**

- **Suspended Ceiling**
- **Well presented**
- **Perimeter Trunking**
- **LED Lighting**
- **Window Blinds**
- **Gas Central Heating**
- **Video Entry System**
- **Excellent Natural Light**



#### **LOCATION:**

The property is prominently located at the junction of High Road and Old Station Road. Loughton (Central Line) Station is within a few minutes' walk of the building. The M11 motorway is approximately 1 mile away, providing easy access to the motorway network via the M11/M25 and A406. The High Road offers a variety of retail, banking and restaurant facilities as well as numerous bus routes which link Loughton to other local towns.

#### **ACCOMMODATION:**

Comprising an open plan office benefitting from excellent natural light, totalling approx. 735sq ft (68.28m sq.). The suite has shared use of kitchen & WC facilities.

One car parking space can be made available at a cost of £1,000pax.

#### **LEASE:**

A new effective Full Repairing and Insuring Lease is to be made available for a term to be agreed although not to exceed 5 years & subject to a mutual Break Clause at a pre-determined date. The Lease will be drawn outside the provisions of the Landlord & Tenant Act.

#### **RENT:**

£12,500pax. VAT is applicable at the prevailing rate.

#### **SERVICE CHARGE:**

£8psf plus VAT, which includes a % towards the common area maintenance & utilities, utilities (Electric & Heating) in the suite, cleaning the Kitchen area. The building insurance is charged separately each year.

#### **RATES:**

The suite is subject to an appeal, further details available upon request.

Business Rates are not payable on properties with a Rateable Value up to £12,000. From £12,001 to £15,000 there is tapered relief. If a company occupies a second property where the RV is over £12,001 then relief is lost on the first property although the benefit may remain for a short period. It is a tenant's responsibility to make their own enquiries & satisfy themselves whether they are eligible for rate relief in part or whole.

#### **LEGAL COSTS:**

The ingoing Tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

#### **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.

#### **POSSESSION:**

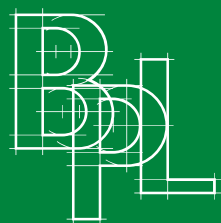
Subject to the simultaneous surrender and grant of a new lease.

#### **VIEWING:**

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