

**Bennett
Phillips
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.



PRICE REDUCED

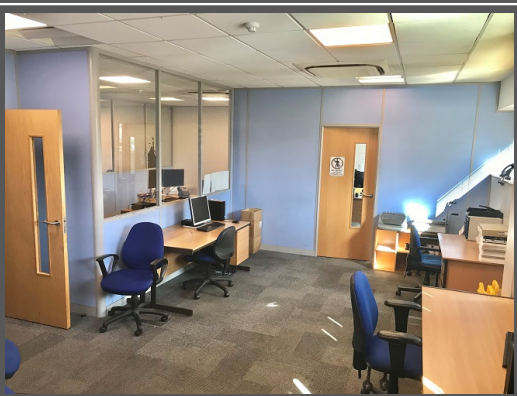
FOR SALE

**RARELY AVAILABLE MODERN SELF-CONTAINED
2-STOREY OFFICE BUILDING**

**Approximately 4,878sq ft (453.17m²)
WITH UNPRECEDENTED PARKING – FOR UP TO 20 CARS**

**UNIT 6
LOUGHTON BUSINESS CENTRE
LANGSTON ROAD
LOUGHTON IG10 3FL**

- **Up to 20 car parking spaces**
- **Suspended ceiling with LG3 lighting**
- **Raised floor/under floor trunking**
- **Comfort cooling**
- **WC's and shower facilities**
- **8 Person Passenger lift**
- **Rarely available freehold opportunity**



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 where BMW/Mini, Mercedes & Volkswagen are all represented. In addition, the popular Epping Forest Retail Park is situated opposite & includes retailers such as TK MAXX, Home Bargains, Next, Mountain Warehouse, Smyths, Aldi & Greggs amongst others. The property is within a two-minute drive of Junction 5 (M11) & is similarly close to Debden (Central Line) underground station which is within a few minutes-walk.

ACCOMMODATION:

Comprising a modern self-contained 2-storey office building totalling approx 4,878sq ft (453.17sq m). The ground floor has a nett lettable area of approximately 2,434sq ft (226.12sq m) & comprises a reception area, 5 offices of varying sizes, storeroom, IT room, WC and shower room. There is an 8-person passenger lift and staircase leading to the first floor which has a net lettable area of approximately 2,444sq ft (227sq m) & is laid out to provide 7 further offices of varying sizes and 2 x WCs. In total there are 14 marked bays, 10 opposite the building & four immediately outside. There is also provision to park a further 6 cars outside the building within the curtilage of our clients Freehold Title.

TENURE:

Freehold

PRICE:

£1,700,000 (One million, seven hundred thousand pounds) to include full vacant possession. VAT is Applicable.

ALTERNATIVELY

Consideration will be given to letting the building either as a whole, or on two separate leases.

RENT:

£50,000pax **for each floor**, paid quarterly in advance.

TERMS:

A new Lease(s) are to be made available for a term(s) to be agreed, granted outside the provisions of the Landlord & Tenant Act.

BUSINESS RATES:

2024/2025: Rateable Value: £70,500

2025/2025: Rates Payable: £38,493 per annum

We advise any interested parties to make their own enquiries.

LEGAL FEES:

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

ADMINISTRATIVE FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective 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 legalities.

VIEWING:

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

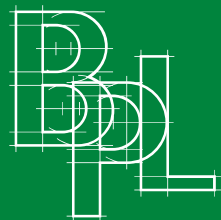
Or

Clarke Hillyer | 020 8502-8911 | contact James Langrish-Smith e: james.ls@clarkehillyer.co.uk

or Tony Turner tony.t@clarkehillyer.co.uk

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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