

**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.



**Room 14
9 - 11 HIGH BEECH ROAD
LOUGHTON
ESSEX IG10 4BN**

AVAILABLE ON A TENANCY AT WILL

- **Fully inclusive rent package**
- **121 sq ft (11.24sq m)**
- **Close to all Town centre amenities**
- **Double glazed**
- **GCH**
- **Shared WC and Kitchen facilities**
- **Good natural light**
- **Window blinds**
- **Entry phone**

**LOCATION:**

The property is located on High Beech Road Loughton which is directly off of Loughton High Road. Loughton Underground Station is within easy walking distance as are the retail, banking and restaurant facilities contained within the High Street. Numerous bus routes pass through Loughton and the M25/A406/M11 Motorways are nearby providing good access to the motorway network.

ACCOMMODATION:

Comprising a first-floor office suite measuring approximately 121sq ft (11.24sq m) offered in clear space. There is shared use of kitchen and WC facilities with other tenants within the building. If required, the room will come with 4 desks, 3 chairs & an under-desk storage unit.

**TENANCY:**

Available on a Tenancy at Will.

RENT:

£5,500pa inclusive plus VAT, excluding personal Broadband usage & phone calls. Rent is to be paid monthly in advance.

RENT DEPOSIT:

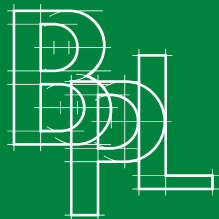
Upon completion, our client collects a 6 week rent deposit, held for the term & returned subject to there not being any rent arrears or damage to the room.

**POSSESSION:**

Immediate upon completion of legal formalities.

VIEWING:

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



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