

**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.



**SUITE 5 CHANTAL HOUSE
13 - 17 HIGH BEECH ROAD
LOUGHTON
ESSEX IG10 4BN**

**AVAILABLE ON AN ANNUAL LICENCE
AGREEMENT**

- **Fully inclusive rent package**
- **124 sq ft (11.51sq m)**
- **Close to all Town centre amenities**
- **Temperature control unit**
- **Double glazed**
- **Shared WC and Kitchen facilities**
- **1 Parking Space**
- **Good natural light**
- **Window blinds**
- **Suspended Ceiling with concealed florescent tube lighting**
- **Entry phone**



LOCATION:

The property is located on High Beech Road which connects with the High Road. Loughton (Central Line) Underground Station is within a short walk as are the retail, banking and restaurant facilities situated along the High Road. In addition to the underground station, numerous bus routes pass along the High Road, with connections to locations which include Epping, Debden, Ilford, Walthamstow & Chingford. Junction 5 of the (M11) is within a 5-minute drive, with connections northbound to the (M25) at junction 6 & Southbound to the (A12/A13/A406).

ACCOMMODATION:

Comprising a second-floor office suite measuring approximately 124sq ft (11.51sq m) offered in clear space. There is shared use of kitchen and WC facilities with other tenants within the building. One car parking space is included.

LEASE:

An Annual Licence is to be granted.

RENT:

£5,400pa inclusive except for personal Broadband usage & phone calls. Rent is to be paid monthly in advance.

RENT DEPOSIT:

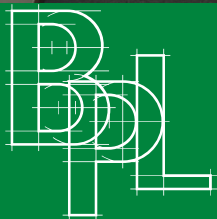
Upon completion a 3-month rent deposit is to be paid, held for the term & returned subject to there not being any rent or service charge arrears.

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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