

**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.



Modern Industrial/Warehouse Unit
2352sq. ft (PLUS MEZZANINE OF 1,160sq. ft)

TO LET

Unit 8
Avenue Business Park
Chingford E4 8SU

- **Eaves Height of Approximately 6.55 metres (21' 6")**
- **Full Height Roller Shutter Doors**
- **Sodium Lighting**
- **Designated Parking**
- **First Floor Offices / Mezzanine**
- **Forecourt Parking**



Location.

The premises are located on the established Avenue Business Park approximately half a mile from the Crooked Billet roundabout junction of the A406 North Circular Road, which provides direct access to North London, the A1M and M1 motorways to the West and immediate access to the M11 and A13 to the East.

Accommodation.

The unit comprises a modern mid-terrace industrial/warehouse building arranged on the ground and first floors and is of a steel portal frame construction with part brick and part steel profile clad elevations under a pitched roof.

Dimensions are as follows:

Ground Floor Warehouse Office	182.73 m ²	1,967 sq ft
First floor Office	35.77 m ²	385 sq ft
Total	218.50m²	2,352 sq ft
Plus, Mezzanine Store	107.76 m ²	1,160 sq ft

Lease.

A new FRI Lease is to be granted, terms to be agreed.

Rent.

£45,000 per annum exclusive (VAT not applicable)

Business Rates.

2026-2027-Rateable Value: £39,250

2026-2027 -Business Rates: £18,840 per annum

From 01/04/25 until 31/03/26 at the earliest, qualifying tenants will be able to claim relief against full Business rates. During this period, the rate liability will be based on paying 40% of the annual rates payable (RP). Whilst this information is provided in good faith, prospective tenants are advised to make their own enquiries to establish whether they qualify for full or partial rate relief.

Possession.

Immediate upon completion of legalities.

Legal Costs.

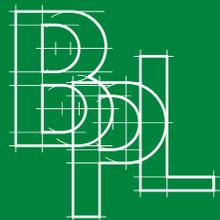
The tenant to be responsible for the Landlords legal expenses occurred with relation to this transaction.

Administrative Fee.

Upon terms being agreed and prior to Solicitors 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.

Viewing.

Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at harley@bennettphillips.com



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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.