

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Philips 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 18
9-11 HIGH BEECH ROAD
LOUGHTON
ESSEX IG10 4BN**

**AVAILABLE ON A
TENANCY AT WILL**

- Fully inclusive rent package
- Ground Floor
- 93 Sq. ft
- 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 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:

Situated on the ground floor, approximately 93sq ft, suitable for 2 people. There is shared use of kitchen and WC facilities with other tenants within the building.

TENANCY:

Available on a Tenancy at Will.

RENT:

£103.85 pw (£450pcm) inclusive plus VAT, although excluding personal Broadband usage & phone calls. Rent to be paid monthly in advance.

RENT DEPOSIT:

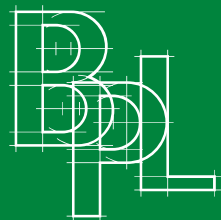
Upon completion, our client collects a 6-week rent deposit, held for the term & returned subject to there not being any rent arrears or damage to the room.

POSSESSION:

From 1st July 2026.

VIEWING:

Strictly by appointment through Bennett Phillips Luton | 0208 501 3000 Contact Taylor Phillips at taylor@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.