

**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.



**1ST FLOOR OFFICE SPACE**  
Approx 1,121 sq. ft

**LEASE TO ASSIGN**

**38K CHIGWELL LANE,  
LOUGHTON  
ESSEX  
IG10 3NY**

- **Parking included**
- **Suitable for a variety of uses**
- **Close to Tube Station**
- **Additional car spaces available by negotiation**

**Location Details.**

Situated on the west side of Chigwell Lane (A1168) on the opposite side of the road to Debden Station. The unit is approximately ¼ mile from the M11 (Junction 5-southbound only) and approximately 4 miles from the M25 (Junction 26). Debden Station is on the Central Line, and this provides a regular commuter service to and from London. Debden Broadway comprises a variety of independent and multiple traders and the Epping Forest Retail Park in Langston Road is home to many established brands such as Aldi, Next and TK Maxx.

**Accommodation.**

Comprising a predominantly open-plan first floor office totalling 1,121 sq. ft (104 sq.m). Kitchen facilities included. Male & female toilet facilities included.

1 parking space is included in the rent with a further 2 spaces charged at an additional £1,500 + vat per annum per space. All measurements quoted are approximate only.

**Lease.**

Available by way of assignment of our clients' unexpired 5-year term which commenced on 28th May 2025 expiring on 27th May 2030, subject to a mutual break in May 2028.

**Passing Rent.**

£22,500 exclusive. VAT is applicable.

**Service Charge.**

Approximately £2000 plus VAT per annum. Further details on request.

**Business Rates.**

Interested parties are advised to make their own enquiries to Epping Forest District Council - Business Rates Department.

**EPC.**

The premises have an Energy Performance Certificate rating of C.

**Legal Costs.**

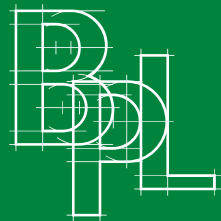
To be met by the ingoing tenant.

**Administrative Fee.**

Upon terms being agreed and prior to Solicitor 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.

**Viewings.**

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