

17-18 Oakwood Hill Industrial Estate, Loughton

Loughton, IG10 3TZ

31,828 Sq Ft | 2,957 Sq M



Location

The property is located on the well-established Oakwood Hill Industrial Estate in Loughton, within the Epping Forrest District in Essex. The property benefits from excellent road connectivity, located within immediate proximity of the M11 Motorway, providing wider access to the A406 North Circular Road and M25 within 10 & 20 minutes respectively.

Debden Underground Station (Central Line) is located within a 10-minute walk of the property and provides regular and direct access into London Liverpool Street within 30 minutes. The property is also serviced by a dedicated bus stop within 2-minutes walk known as 'Oakwood Industrial Estate'. Chingford Overground Station is located within an 8 minute drive from the property providing numerous services into London and beyond.

Specification

- Extremely rare opportunity
- Self-contained detached unit
- Prominent site
- 4 level access loading doors
- Eaves height : 6.2m
- Option to retain existing mezzanine
- Extensive staff welfare facilities

(Aerial image indicative of site layout only)

Description

This property comprises a circa. 1980s detached industrial unit of steel portal frame construction with a secure self-contained yard. The unit is provided with four level access doors, three to the main yard area and one to the rear yard. The unit benefits from 6.2m eaves rising to 7m at the apex. High quality office and staff welfare facilities are provided to ground and first floor, including locker rooms, canteen and WCs. A high-quality mezzanine is in-situ which can either be retained or removed at an occupier's discretion. The roof is provided with a high proportion of rooflights, allowing vast amounts of natural light into the unit.

EPC

Energy Efficiency Rating C | 69

Tenure

Available on a full repairing and insuring lease on terms to be agreed.

Rent

Upon Application.

Business Rates

Rateable Value 2021 / 2022: £102,940

Rates Payable: £52,224

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Contact Us

Jake Dayan

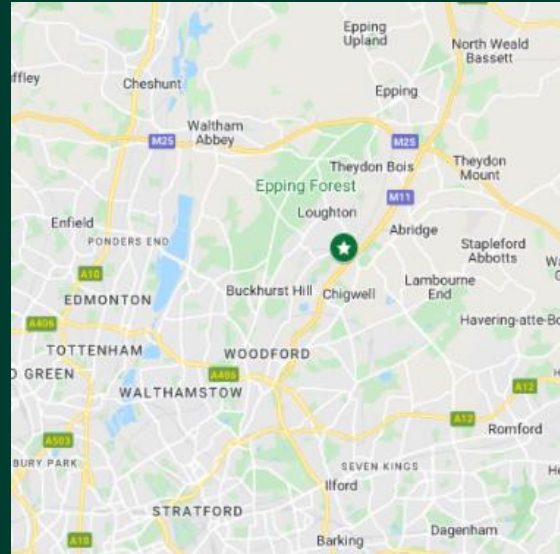
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Accommodation

Floor areas are on the basis of Gross Internal Area (GIA) and approximate only:

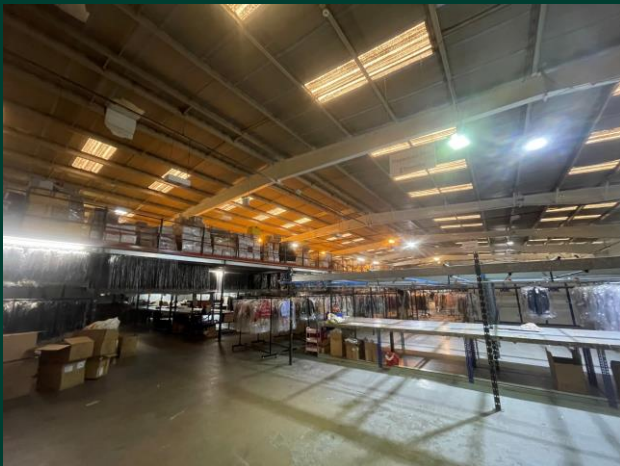
	Sq M	Sq Ft
Warehouse / Office	2,214	23,828
Mezzanine	743	8,000
Total	2,957	31,828

Viewing and Further Information

Strictly by prior arrangement with the sole agents.

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Additional Photographs



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