

**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.



MODERN 1ST FLOOR OFFICE SUITE
1,088sq ft (101m2)

WITH UP TO 4 CAR PARKING SPACES AVAILABLE

To Let

Unit 1 Loughton Business Centre
5 Langston Road, IG10 3FL

- Well-presented modern office space
- Temperature controlled units
- 8 person passenger lift
- Entry phone
- Good quality partitioned offices
- Suspended Ceiling with concealed lighting
- Excellent natural light
- Up to 4 Car parking spaces available with the entire.
- Carpeted Tiles.
- Within close proximity of Junction 5 (M11)
- Short walk of Debden (Central Line) Underground Station

**LOCATION:**

Loughton Business Centre is located just off Langston Road which has fast become a go to destination for a wide range of services including Car Sales BMW/Mini, Mercedes & Volkswagen all represented. In addition, the increasingly popular Epping Forest Retail Park is situated opposite where retailers such as TK MAXX, Home Bargains, Next, Mountain Warehouse, Smyths, Aldi & Greggs amongst others can be found. Junction 5 of the M11 is within a two-minute drive. Debden (Central Line) underground station is within a few minutes' walk.

ACCOMMODATION:

The suite is located on the first floor of a modern two storey office building, measuring 1,088sq ft laid out to provide a large open plan area and two glazed partitioned private offices. Kitchenette and WC facilities are located off the communal landing.

LEASE:

A new FRI Lease is to be made available for a term to be agreed, subject to periodic upward only rent reviews. The Lease will be drawn outside the provision of the Landlord & Tenant Act.

RENT:

£25psf paid quarterly in advance. The rent will be subject to VAT at the prevailing rate.

RATES:

To be re-assessed however, for guidance purposes only, we believe the rates payable will be in the region of £7.50psf. The aforementioned figure is provided in good faith & prospective tenants are advised to make their own enquiries to the local authority - Epping Forest District Council.

SERVICE CHARGE:

The ingoing tenant will be responsible to meet a proportionate cost towards both the Estate Service Charge & the internal Service Charges based on the area they occupy.

LEGAL COSTS:

Each party are to be responsible for their own legal costs borne in this transaction.

ADMINISTRATIVE FEE:

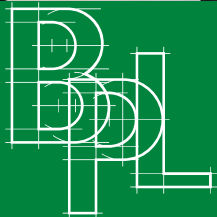
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

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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