

**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 GROUND FLOOR OFFICES**  
**Approx - 1,837sq ft (170.84sq m)**  
**Up to 10 car parking spaces available**  
**Assignment of Sub- Lease**  
**(or possible new Lease subject to covenant)**

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

- **Up to 10 parking spaces**
- **Under floor trunking**
- **Double glazed windows**
- **Sash window blinds**
- **4 temperature control units**
- **Suspended Ceiling with concealed lighting**
- **Video Entryphone**
- **Coded door entry**
- **Carpet tiles**

**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. The area benefits from the close proximity to Junction 5 of the M11 which is within a two minute drive. Debden (Central Line) underground station is within a few minutes walk.

**ACCOMMODATION:**

Comprising the ground floor of a modern 2-storey office building, totalling approx 1,837sq ft (170.84sq m), laid out to provide a mainly open plan office, save a private glazed office, server room, kitchen & 2 x WC's. The tenant will also have use of a disabled access WC located in the entrance lobby & car parking at the front of the property for up to 10 cars.

**PASSING RENT:**

£51,750pa, plus VAT, payable quarterly in advance.

**LEASE:**

The offices are to be made available either by way of Assignment of the existing sub-Lease from August 2019 for a term of 6 years or, subject to covenant, the Landlord might consider granting a new Lease for a term to be agreed, outside the provisions of the Landlord & Tenant Act.

**SERVICE CHARGE:**

Included within the rent, save a separate charge for water waste, approx £725pa inc VAT.

**BUSINESS RATES:**

£14,711.88pa. Our client receives an invoice from their Landlord each month in the amount of £1,225.99

**ADMINISTRATIVE FEE:**

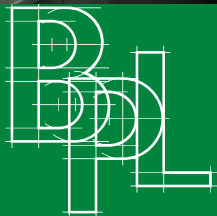
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord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

**POSSESSION:**

Immediate upon completion of legalities.

**VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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