

**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 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.



**Modern ground floor
offices suite
(approx 2,641sq ft – 245.35m sq)**

**Oakwood House,
Oakwood Hill, IG10 3TZ**

- 4 Car parking spaces
- Short walk to Debden Central Line Station
- 9 temperature control units
- GCH
- Dedicated kitchen facilities
- Window blinds
- Mix of private & open plan offices



Location.

The property is located within the Oakwood Hill Industrial Development which is at the junction of Oakwood Hill and Chigwell Lane and within approximately a 5 minute walk from Debden Underground Station (Central Line). Numerous bus routes pass the property on a regular basis and access to the M11 Motorway is within a couple of minutes drive. The immediate area also benefits from having excellent shopping facilities being within a few minutes walk of Epping Forest Retail Park where occupiers include TK MAXX, Card Factory, Next, Greggs, Home Bargains, Mountain Warehouse, Smyths & ALDI.

Accommodation.

Comprising part of the ground floor within a modern two-storey office building. The suite in question totals approx 2,641sq ft (245.35m sq) & is laid out to provide a large open plan area, with 3 glazed offices and a further 3 storerooms. The space has been divided using demountable partitions which can be adapted to suit a tenant's layout. The suite has its own kitchen facilities & shared use of M/F WC's. Four car parking spaces are to be allocated.

Lease.

A new Full Repairing and Insuring Lease is to be made available for a term of up to 10 years & subject to an upward only rent review. The Lease is to be drawn outside the provisions of the Landlord & Tenant Act.

Rent.

£47,550 pax payable quarterly in advance. VAT is not applicable.

Service Charge.

The suite is subject to an annual service charge which is invoiced quarterly. The amount payable for the current financial year is £12,000pa (£4.55psf). Electric & Gas are included, although subject to fluctuation in the event the cost of either or both utilities are increased.

Business Rates.

Rateable Value: £33,000.00

Rates Payable: 2023/2024: £16,467 per annum

* Each car parking spaces will be liable for Business Rates which are charged at c. £250pa.

Legal Costs.

Each party are to be responsible for their own legal costs.

Administrative Fee:

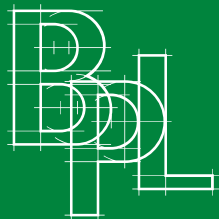
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord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



**Bennett
Phillips
Luton**

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. 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.