



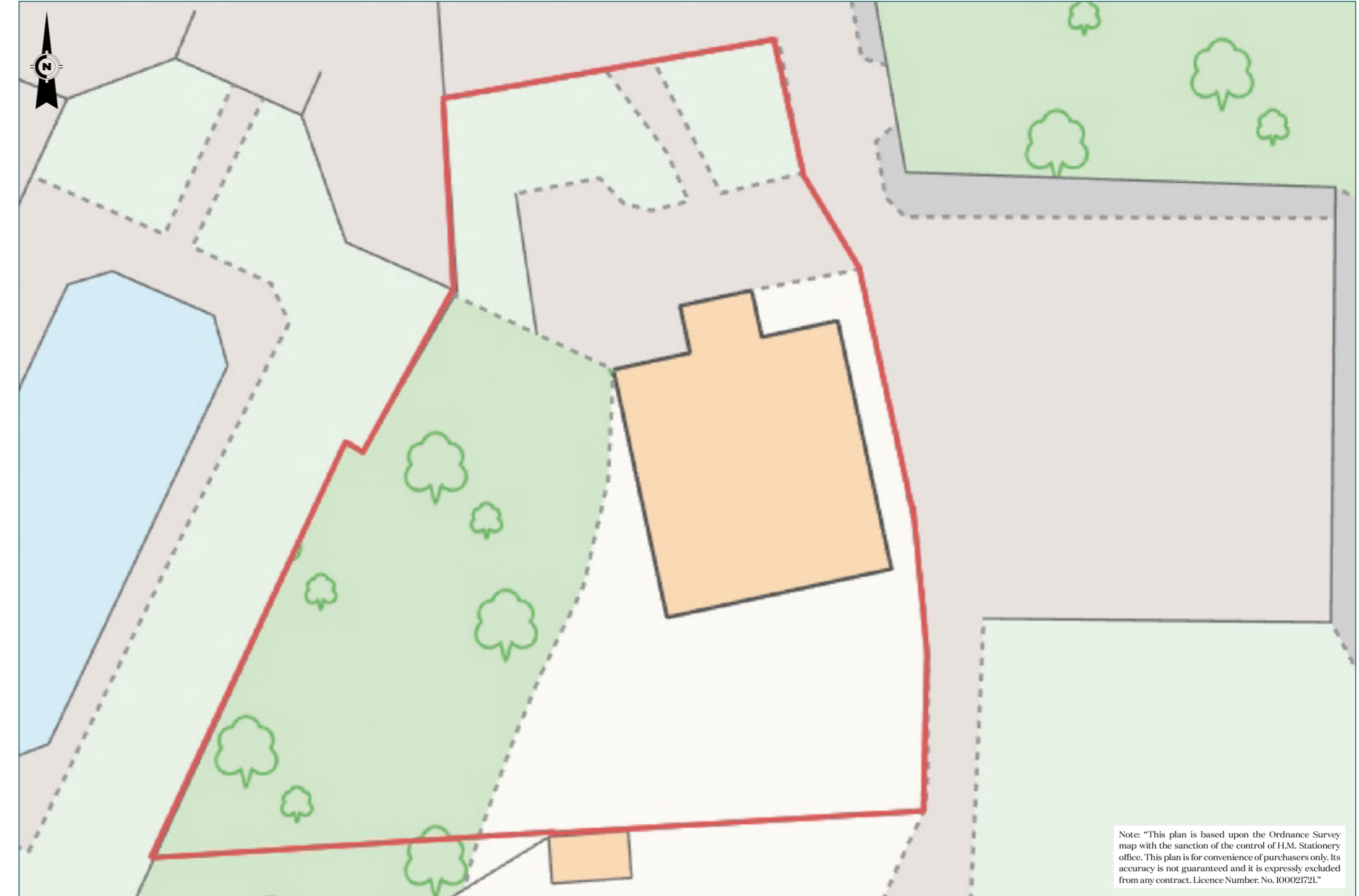
FORMER EPPING FOREST VISITOR CENTRE

High Beach, Loughton, IG10

A rare commercial opportunity in the heart of Epping Forest

Set within 6,000 acres of accessible woodland, the former Epping Forest Visitor Centre offers a unique opportunity for a commercial business to establish a new destination at the core of this internationally renowned ancient woodland.

Located at High Beach, one of the Forest's key hubs with high footfall across a wide range of user groups (cyclists, riders, runners, walkers, families and day-visitors) - the property provides opportunity as an exceptional base for a business which complements the Forest and elevates the visitor experience.



THE POTENTIAL

This is a rare chance to secure a long-term lease at one of the most recognisable hubs in Epping Forest. The building footprint and setting offer the ability to create a flagship destination that benefits from substantial existing footfall.

The former Visitor Centre footprint comprises 140 sq m and would be suitable for a variety of commercial uses subject to the necessary planning permissions having been obtained, as well as approval by the City of London Corporation (the landlord).

Uses may include (but are not limited to):

- Food & beverage concepts
- Outdoor leisure and wellness
- Community-focused enterprise
- Retail

Applicants are encouraged to propose business plans which are sympathetic to the forest while promoting High Beach as an inclusive recreational destination.





An aerial photograph of Epping Forest, showing a vast expanse of trees with some autumnal colors. In the distance, a residential area and a river are visible under a clear blue sky. A semi-transparent white box is overlaid on the left side of the image, containing text.

CLIENTS OBJECTIVES

Our client is seeking a clear business plan demonstrating financial standing, proposed investment and an operational model. Evidence of experience in comparable or relevant sectors to the business plan is preferred. Strong proposals will show innovation, commercial viability, environmental sensitivity and a long-term vision befitting a site of national ecological importance.

Applicants should demonstrate how their proposal aligns with the City of London Corporation's objectives. Successful applicants will demonstrate how they will add value to both the local community and the wider forest.



GENERAL INFORMATION

Planning

Applicants must make their own enquiries with Epping Forest District Council regarding any change of use requirements or enhancements proposed as part of their business plan.

Tenure

The property is offered to let by informal tender for a lease term of up to 15 years (21 years will be considered in exceptional circumstances). Full details are available within the tender documentation provided to interested parties and should be submitted no later than 20th July 2026.

Rent

Price on application.

EPC

The EPC rating for this property is B 45 and is compliant with the current Minimum Energy Efficiency Standards 2015.

Business Rates

Applicants are advised to make their own enquiries with the Local Authority.

Services

The property is connected to mains electricity, water and drainage. There is no gas.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

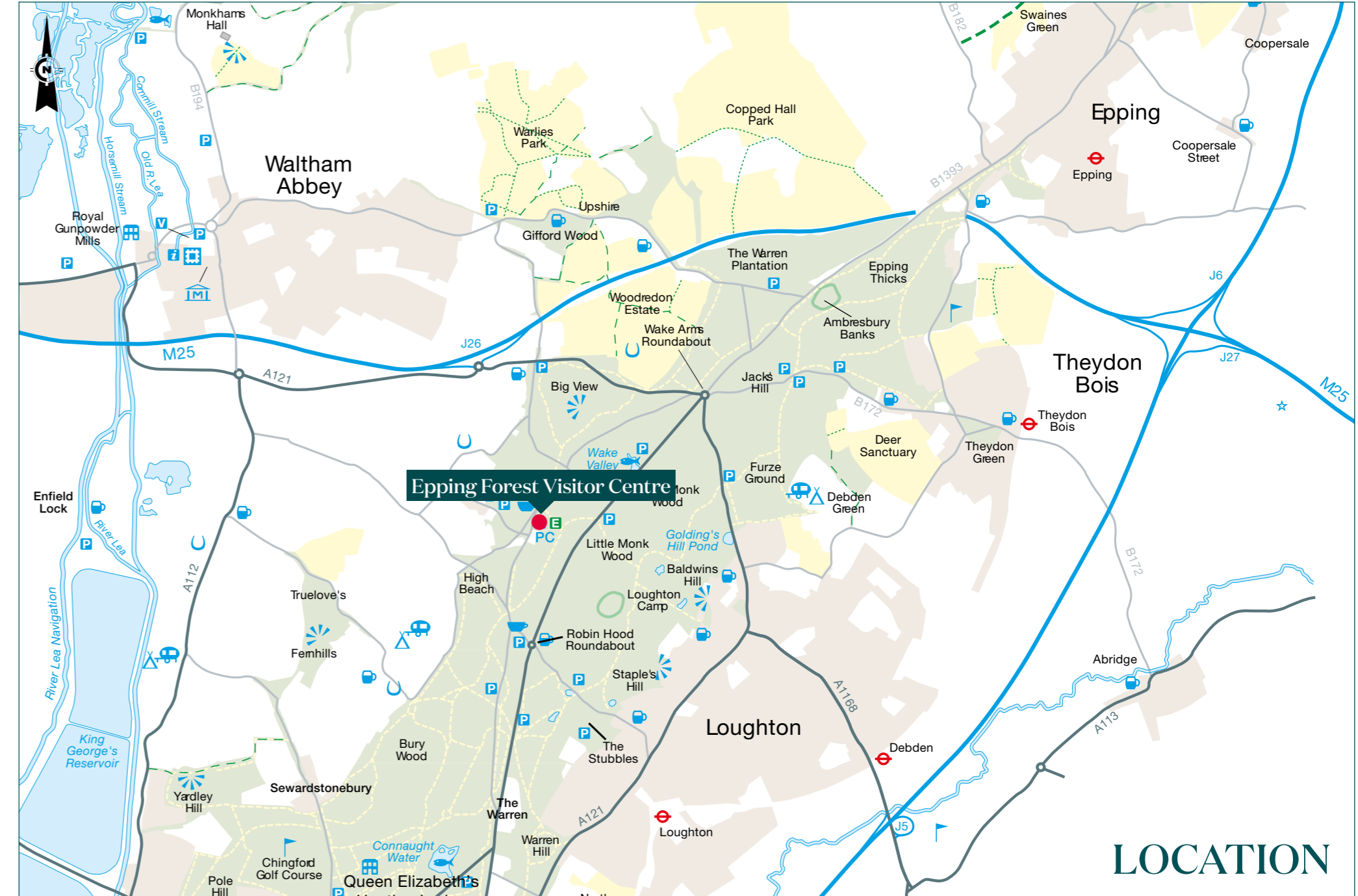
The property will not be elected for VAT.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Viewing

Viewings are by appointment with the agents only.



LOCATION

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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