

**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.



GROUND FLOOR

OFFICE/HIGH TECH UNIT

UNIT 5

LOUGHTON BUSINESS CENTRE

LANGSTON ROAD LOUGHTON

IG10 3FL

1,900 Sq Ft (177m²)

Air Conditioned

Suspended Ceilings

Impressive entrance

4 Car Parking Spaces

Kitchen facilities

M/F WC & Shower facilities

**LOCATION:**

Loughton Business Centre is situated in Langston Road, Loughton just off the A1168 close to high profile schemes including offices for Higgins Group, Kier (London) plus BMW, Mercedes and Volkswagen dealerships together with the new retail facilities with Epping Forest Retail Park. Road connection via the A1168 (Rectory Lane) connect a short distance from Langston Road with the Southbound access and Northbound access of the M11 therefore making access in and out of London via the A406, A12 and A13 quick and easy. Junction 26 of the M25 is within approximately 4 miles. Debden Underground Station (Central Line) is within a short walk with regular services into London.

ACCOMMODATION:

Comprising a ground floor suite measuring 1,900 sq ft accessed via a shared lobby area. The suite comprises mainly open plan accommodation along with kitchen facilities and M/F WC and showers. The suite has the benefit of air conditioning, double glazing, suspended ceiling and excellent natural light throughout.

LEASE:

A new Sub Lease is to be granted for a term to be agreed subject to periodic rent reviews where necessary.

RENT:

£50,000 per annum exclusive, payable quarterly in advance.

BUSINESS RATES:

To be re-assessed

EPC CERTIFICATE:

Available upon request

LEGAL COSTS:

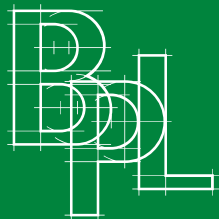
Each party are to be responsible for their own legal costs with the assignee to pay the Landlord's legal costs.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000
Contact Simon Phillips at simon.phillips@bennettphillips.com



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