

**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.



**NEWLY REFURBISHED  
SELF CONTAINED 1ST FLOOR OFFICE SUITE  
TO LET - 625 SQ FT**

**3A YORK HILL  
LOUGHTON  
ESSEX IG10 1RL**

**Newly refurbished**

**Self contained access**

**Prominent location**

**Entire 1st Floor**

**New kitchen and WC facilities**

**Overlooking Kings Green**



**LOCATION:**

The property is conveniently located at the junction of York Hill and High Road Loughton (A121). A variety of retail, restaurant and banking facilities are therefore close by, together with Loughton and Debden Central Line Stations. Numerous bus routes also pass the property.

**ACCOMMODATION:**

Comprising a newly refurbished self contained 1st floor office suite which provides three working areas together with a newly fitted kitchen and WC. The property has good natural light throughout and overlooks Kings Green. Access is gained via a dedicated ground floor doorway with stairs leading to the first floor.

**LEASE:**

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed subject to upward only Rent Reviews drawn outside the provisions of the Landlord & Tenant Act.

**RENT:**

£18,500 per annum exclusive, payable quarterly in advance.

**BUSINESS RATES:**

Rateable Value 2018/2019: £8,500

Rates Payable: 2018/2019: We understand that the rates payable fall below the Small Business Rates Relief threshold and therefore maybe zero rated subject to eligibility.

**LEGAL COSTS:**

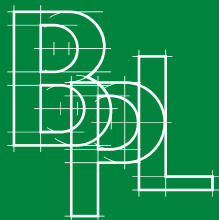
Each party are to be responsible for their own legal costs.

**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](mailto:simon.phillips@bennettphillips.com)



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