

**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.



**SELF CONTAINED OFFICES
WITH PARKING
TO LET
VINCENT HOUSE
4 GROVE LANE
EPPING CM16 4LH**

- Car parking for approx 6 vehicles
- Self contained access from Grove Lane
- Available as a whole or individual floors
- Accommodation to be refurbished and available to occupy from early 2019



LOCATION DETAILS: The property is located at the Northern end of the High Street opposite Epping Forest District Council's offices and close to multiple occupiers who include Ladbrokes, Belgique, Lloyds Chemist, Tank Puffin, Nat West Bank, Caffè Nero, Card Factory and Prezzo. The High Street serves the affluent catchment area and Epping (Central Line) Underground Station is within a five minute drive of the property.

ACCOMMODATION: Self Contained Office Suite/Suites over 1st and 2nd floors, together with WC and kitchen facilities.

1st Floor - 1,200sq.ft (111.5m²)
2nd Floor - 1,200sq.ft (111.5m²)
Total - 2,400sq.ft (223 m²)

- Can be let as a whole or individual floors
- The property benefits from having car parking for approx 6 cars.
- Self contained access from Grove Lane
- The offices are to be fully refurbished and available to occupy from early 2019
- Air Conditioning

TENURE:

A new Full Repairing and Insuring Lease is to be made available

RENT:

£25,000 per annum exclusive per floor

BUSINESS RATES (Per Floor):

Rateable Value 2018/2019: £14,959

Rates Payable 2018/2019: £7,374 per annum

LEGAL COSTS:

Both parties to be responsible for their own legal costs borne in this transaction.

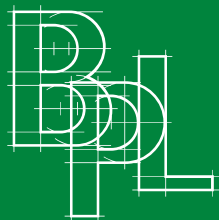
POSSESSION:

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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