

**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 1st floor offices (approx 347sq ft 33.25m sq)

TO LET

**160 High Road
Loughton
Essex IG10 1DN**

- Recently refurbished
- Entry phone system
- Window blinds
- Suspended ceiling with florescent tube lighting
- Laminate wood flooring
- Town Centre location
- Within a 5-minute walk of Loughton (Central Line) Station

**LOCATION:**

The office occupies a prominent return corner frontage at the junction with Forest Road. All of Loughton's amenities including the retail offering, are easily accessible as is the Towns Central Line station which is within a 5-minute walk. Junction 5 of the (M11) is within a few minutes' drive & provides access to the (M25) at junction 6 to the North & the (A12, A13 & A406) to the South.

ACCOMMODATION:

Comprising self-contained 1st floor offices which have recently been refurbished and with dedicated access from the High Road. The space is laid-out to provide an open plan office, private office, totalling approx 347sq ft. WC & kitchen facilities are also provided.

LEASE:

A new FRI Lease is to be made available for a term of 5 years subject to an upward only rent review at the end of the 3rd year. The Lease is to be drawn outside the provisions of the Landlord & Tenant Act.

RENT:

£12,500pax paid quarterly in advance.

RATES:

According to the Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £6,900. We believe therefore the property will be exempt from business rates in the event the tenant does not occupy any other business premises however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

LEGAL COSTS:

The ingoing Tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

ADMINISTRATIVE FEE:

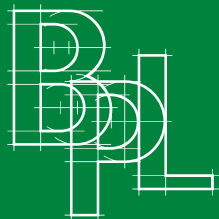
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:

Upon completion of legalities.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com



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