



## 38 Oakwood Hill Industrial Estate

Oakwood Hill, Loughton, IG10 3TZ

### First floor business unit suitable for a variety of uses STPP

**1,207 sq ft**  
(112.13 sq m)

- First floor unit with goods lift
- Small office to front
- Clear span space and W.C facilities
- 2 car parking spaces
- LED lighting to be fitted

# 38 Oakwood Hill Industrial Estate, Oakwood Hill, Loughton, IG10 3TZ

## Summary

<b>Available Size</b>	1,207 sq ft
<b>Rent</b>	£15,000.00 per annum
<b>Business Rates</b>	Details on request
<b>Service Charge</b>	No current service charge but the Landlord reserves the right to implement one in the future.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry



## Description

The property comprises a first-floor unit suitable for a variety of uses. Access to the property is by a set of double leaf doors. The property benefits from a shared goods lift. Internally there is a small office to the front with the rest of the remaining space being open plan. There is a kitchenette and staff welfare facilities.

## Location

The property is situated on the established Oakwood Hill Industrial Estate, being positioned just off Chigwell Lane (A1168) and in close proximity to major local employers such as Brown's Engineering and Neopost. The regional headquarters of Kier (London) and the Higgins Group are close by as are BMW, Mercedes and Volkswagen dealerships. Oakwood Hill provides access to London via the M11 J5. From there, there are direct connections to the A406, A12 and A13; as well as J26 on the M25. Debden (Central Line) station is within easy walking distance of the property from where there are regular tube services to Central London (Oxford Circus approximately 30 minutes).

## Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m
1st - Floor business unit	1,250	116.13
<b>Total</b>	<b>1,250</b>	<b>116.13</b>



## Terms

The property is to be let on a new internal repairing and insuring lease for a period of up to 5 years.

## VAT

The property is not currently elected for VAT, but the Landlord retains the right to do so in the future.

## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

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