



**Units 32-33,34,37,38,39**

Oakwood Hill, Loughton, IG10 3TZ

## **Industrial/Business units and offices**

**1,207 to 8,182 sq ft**  
(112.13 to 760.13 sq m)

- Both ground and first floor units
- Combination of storage/office/business space
- Kitchenette and W.C.Facilities
- Car parking spaces
- LED lighting to be fitted
- Goods lift to first floor units

# Units 32-33,34,37,38,39, Oakwood Hill, Loughton, IG10 3TZ

## Summary

<b>Available Size</b>	1,207 to 8,182 sq ft
<b>Rent</b>	Rent on Application
<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>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a mixture of ground and first floor space all situated in the same brick-built block which can be let individually or in combination. The units are suitable for a variety of uses STPP. The ground floor unit has a loading door, and the first-floor units are served by double leaf doors and a goods lift. The units generally benefit from staff welfare facilities, and some have kitchens. The units benefit from parking spaces.

## Location

The units are 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 of 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).

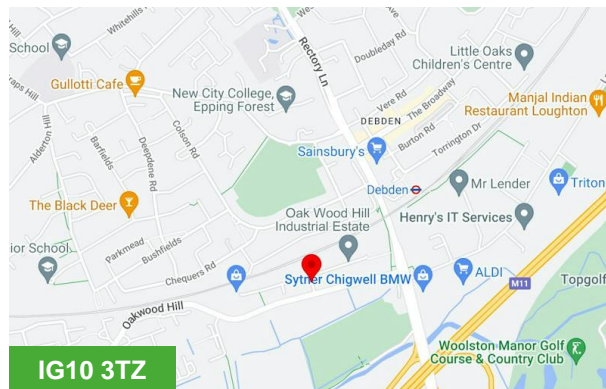
## Accommodation

The accommodation comprises of the following areas:

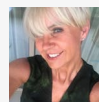
Name	sq ft	sq m
Unit - 32-33 ground floor	2,891	268.58
Unit - 34 first floor	1,441	133.87
Unit - 37 first floor	1,212	112.60
Unit - 38 first floor	1,207	112.13
Unit - 39 first floor	1,431	132.94
<b>Total</b>	<b>8,182</b>	<b>760.12</b>

## Terms

The units are available to lease on a new internal repairing and insuring lease/s for a period up to 5 years. The property is not currently elected for VAT, but the Landlord retains the right to do so in the future. Each party to bear their own costs.



## 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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