

LOUGHTON

TO LET

**GROUND FLOOR OFFICES EXTENDING TO
Approx 166sqm (1,783sq.ft)
WITH 6 CAR PARKING SPACES**



**GROUND FLOOR, UNIT 4 LOUGHTON BUSINESS CENTRE, LANGSTON ROAD,
LOUGHTON ESSEX IG10 3SD**



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

LOCATION

The property is situated in the newly constructed Loughton Business Centre Langston Road, close to its junction of Rectory Lane (A1168) in close proximity to recent high profile schemes including new offices for Higgins Group and Kier (London) plus new BMW, Mercedes and Volkswagen dealerships.

The A1168 (Rectory Lane) provides access to the M11 southbound and the northbound exit, therefore links into and out of London via the A405 North Circular are quick and easy. Junction 26.

Debden Underground Station (Central Line) is within a short walk of the property giving a regular service into Central London (Oxford Circus approximately 40 minutes).

DESCRIPTION

The property comprises a ground floor suite within a modern two-storey office unit. The accommodation provides open plan, high quality comfort cooled offices, which also benefit from raised floors for cable management, suspended ceilings, LG3 compliant lighting, WC's, a shower and 6 car parking spaces will be allocated.

ACCOMMODATION

Ground floor NIA
166m² (1,783 ft²)

6 car parking spaces

TENURE

Lease terms on application.

RENT

£45,000 Pax plus Vat

SERVICE CHARGE

A service charge is levied on all suites within the building to cover general maintenance, caretaking etc.

Utilities and other costs split 50/50

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable costs.

EPC

To follow

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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