

INDUSTRIAL UNITS

TO BE LET SEPARATELY **OR AS A WHOLE**

TOTALLING 2,675 SQ FT (248.5 m²)

***UNIT 25/26 OAKWOOD HILL
INDUSTRIAL ESTATE
LOUGHTON, ESSEX***



LOCATION:

The premises are situated in the Oakwood Hill Industrial Estate, being accessible to the M11 motorway southbound. Junction 26 of the M25 is at Waltham Abbey. Debden Station is on the Central Line and provides a regular service into Central London and out to Epping.

DESCRIPTION:

The premises comprise 2 modern light industrial units where the current tenants have made alterations to create ground and first floor offices.

Unit 25 Comprises:

Ground Floor:	115.2 sq. metres	(1,240 sq ft)
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Unit 26 Comprises:

Ground Floor:	115.2 sq. metres	(1,240 sq ft)
Mezzanine Office/Store:	18.1 sq. metres	(195 sq ft)
Total:	248.5 sq. metres	(2,675 sq ft)

There is currently no w/c in the premises, although we understand one is to be installed for the new tenant.

All measurements quoted are approximate only.

TERMS:

The units may be let separately or as has a whole.

Available on a new full repairing and insuring lease for a term of up to 12 years to commence on a date to be agreed subject to 4 yearly rent reviews.

RENT:

Rental offers in excess of £20,000 per annum exclusive for both units are to be made in accordance with the attached offer documents.

RATES:

From verbal enquiries with Epping Forest District Council we are advised the premises (both 25 and 26) have a rateable value of £17,500 under the 2005 Valuation List. Interested parties should ascertain current rate liability by contacting Epping Forest Rates Department 01992 564000.

OTHER TERMS:

- a) Prospective tenants will be required to provide full references including **Bank, Accountant, Commercial Landlord and two Trade References.**
- b) Tenants will be required to pay rent quarterly in advance by Regular **STANDING ORDER ONLY**

VIEWING :

Strictly by appointment through Brian Dadd Commercial, Ref: Richard Wells/James Langrish-Smith. Tel: 020 8505 5112.

OFFERS:

Are to be made in writing in accordance with the attached procedure and offer forms.

All rents and prices quoted are net of VAT