Derrick Wade Waters

Oakwood Hill, Loughton, IG10 3TZ

Industrial/Logistics, Office, Other To Let | Please enquire within for individual rents pa | 1,207 to 5,529 sq ft

Industrial/Business units located within a few minutes drive to the M11 and walking distance to Debden Station (Central Line)

www.dww.co.uk

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Summary

- Rent: Please enquire within for individual rents pa
- Business rates: On application (www.voa.gov.uk website). Applicants are encouraged to check with EFDC the rates payable for the current financial year.

Further information

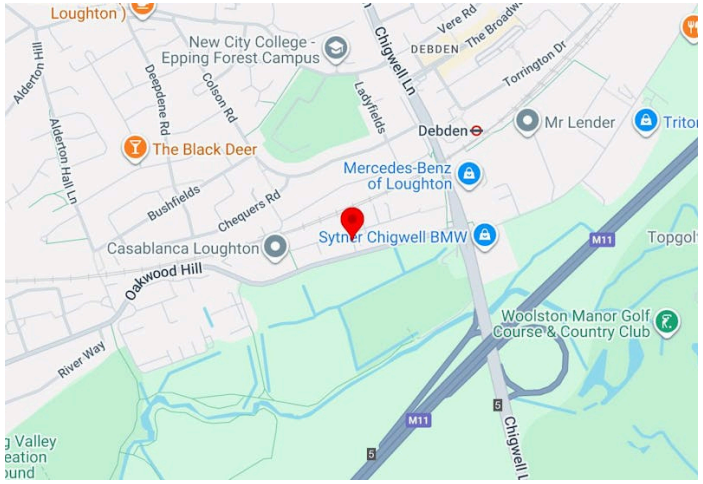
- View details on our website

Contact & Viewings

Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk

www.dww.co.uk



Key Points

- Both ground and upper floor units
- Combination of storage/office/business space
- Kitchenette and W.C.Facilities
- Good levels of car parking spaces
- LED lighting to upper units
- Goods lift to first floor units

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

Name	sq ft	sq m
Unit - 32-33 ground floor	2,891	268.58
Unit - 38 first floor	1,207	112.13
Unit - 39 first floor	1,431	132.94
Total	**5,529**	**513.65**

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.

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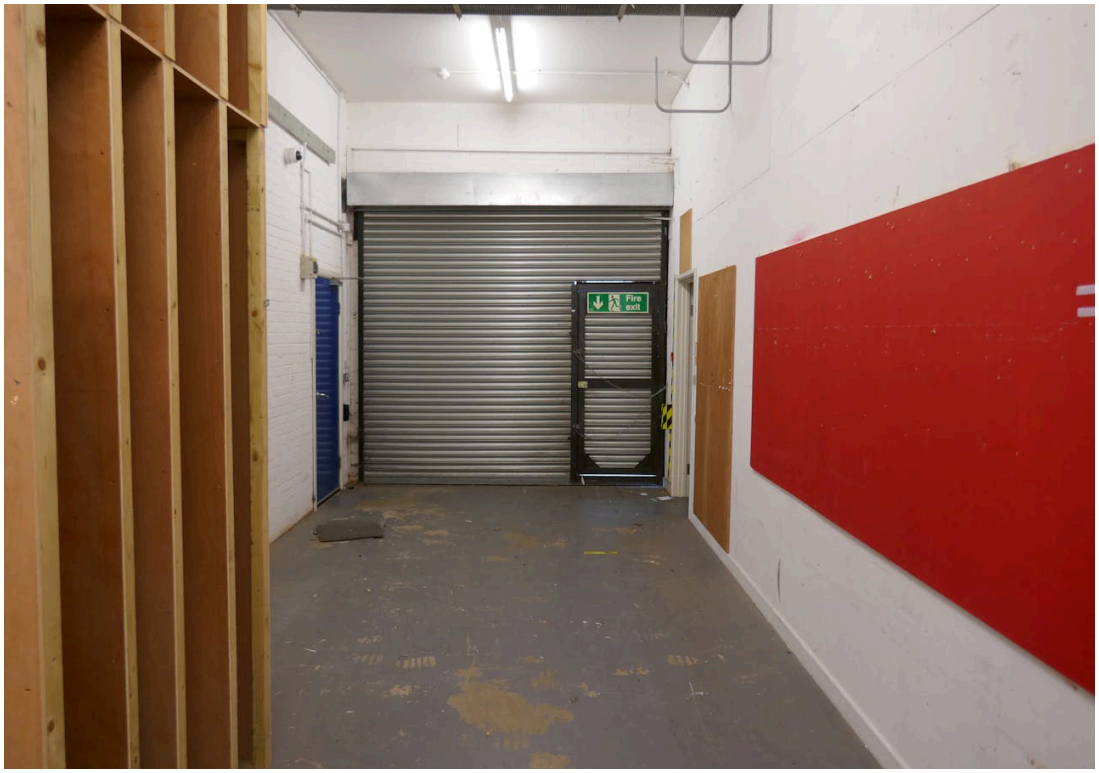
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