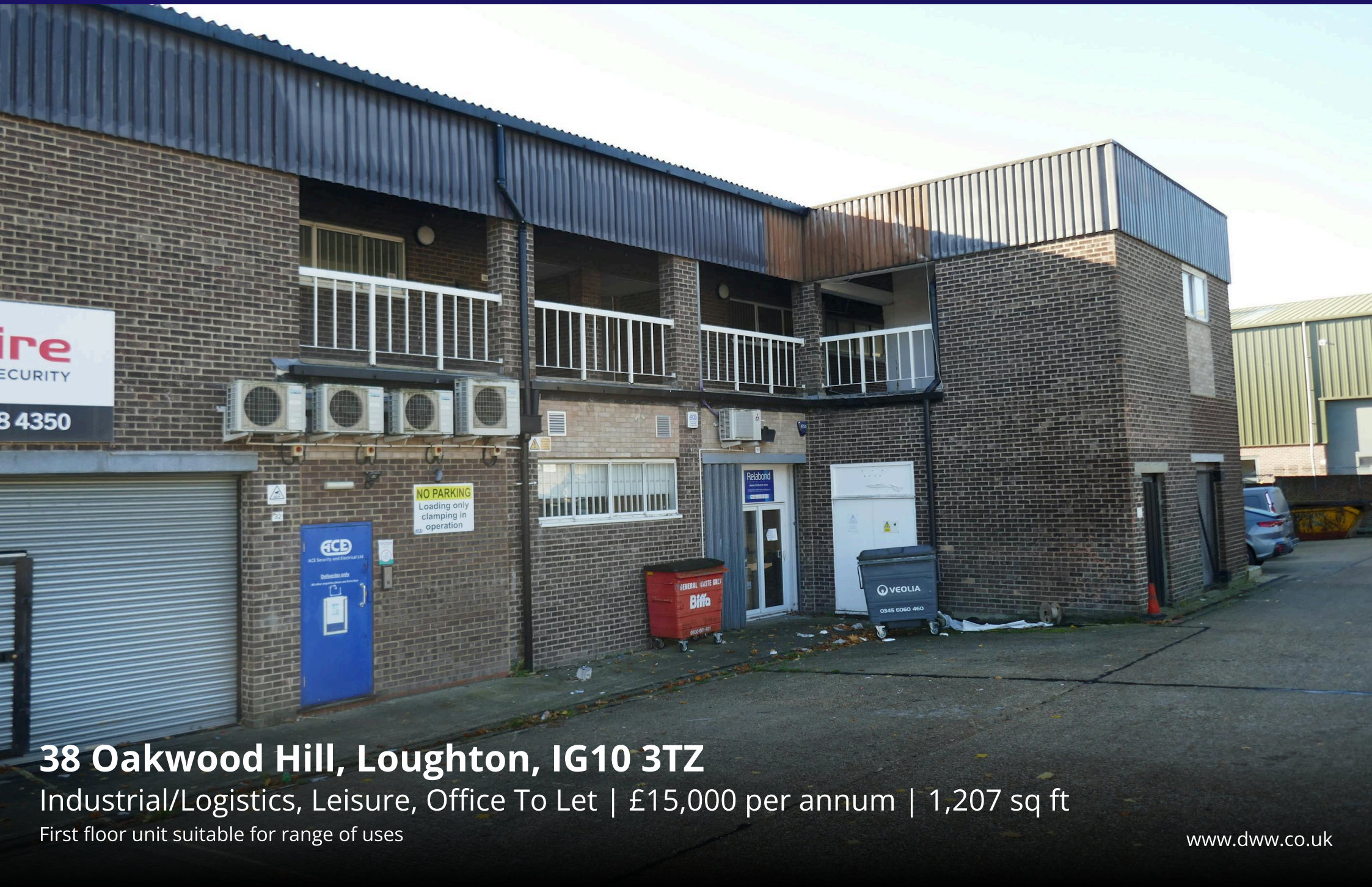
Derrick Wade Waters



38 Oakwood Hill, Loughton, IG10 3TZ

Industrial/Logistics, Leisure, Office To Let | £15,000 per annum | 1,207 sq ft

First floor unit suitable for range of uses

www.dww.co.uk

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38 Oakwood Hill, Loughton, IG10 3TZ

Summary

- Rent: £15,000 per annum
- Business rates: Details on request
- Legal fees: Each party to bear their own costs

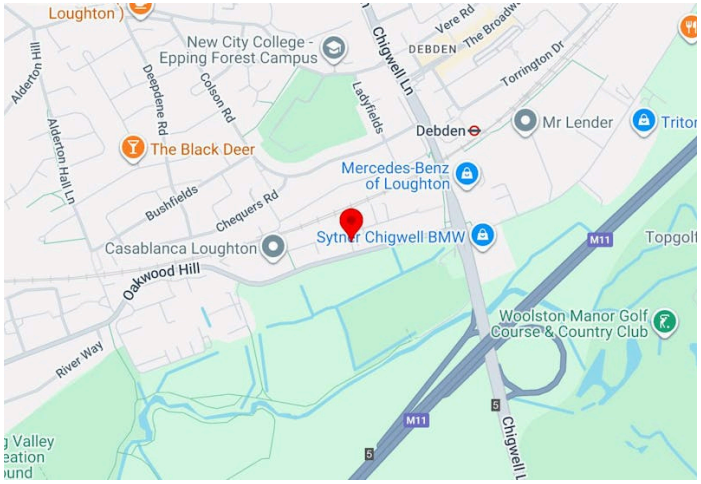
Further information

- 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





Key Points

- First floor units
- Small office to front
- Clear span space and W.C facilities
- 2 car parking spaces
- LED lighting
- Goods lift only*
- First floor stair access

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).

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.

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.

Accommodation

Name	sq ft	sq m
1st - Floor business unit	1,250	116.13
Total	**1,250**	**116.13**

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