



PROPERTY CONSULTANTS

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SELF CONTAINED OFFICES WITHIN A NEWLY BUILT BUSINESS PARK TO LET



LOUGHTON BUSINESS CENTRE LANGSTON ROAD, LOUGHTON, ESSEX IG10 2,286 SQ FT (212.36 SQ M)

Location:

The development is situated in Langston Road, Loughton, just off the A1168 and in close proximity to recent high profile schemes, including new offices for Higgins Group, Kier (London) plus the new BMW, Mercedes and Volkswagon dealerships.

Southbound access to the M11 is a few hundred yards away and Junction 26 of the M25 Motorway is approximately 4 miles away.

Debden Central Line Station is within a short walk away.

Description:

Comprising the first floor of this newly built business premises providing modern open-plan self-contained office space.

The premises benefits from the following:-

- Raised floors
- Car parking
- Suspended ceilings
- Excellent natural light
- WC facilities
- Adjacent to Debden Underground
- Excellent motorway access
- Flexible lease terms

Areas: 2,286 sq ft (212.36 sq m)

Terms: Available on a new FRI Lease – rental offers invited.

Service Charge: Not yet accessed – to be confirmed.

Business Rates: Epping Forest District Council – not yet rated – to be confirmed. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: **By appointment only**
Via Sole Agent Claridges Commercial 0845 205 0007.