



32-33 Oakwood Hill Industrial Estate

Oakwood Hill, Loughton, IG10 3TZ

Industrial/Business unit/office

2,891 sq ft
(268.58 sq m)

- Electric roller shutter loading door
- Mixture of open plan and cellular office space with part air conditioning
- Kitchen and W.C facilities
- 4 car parking spaces

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Summary

Available Size	2,891 sq ft
Rent	£43,350.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value will be £31,750 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	No current service charge but the Landlord reserves the right to implement one in the future.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises an end-of -terrace brick-built ground floor unit. The unit provides a mixture of open plan and cellular office space with staff welfare facilities. There is also a loading bay to the front of the property which is served by an electric roller shutter which leads on to a shared loading area. There is further parking to the front and rear.

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 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).

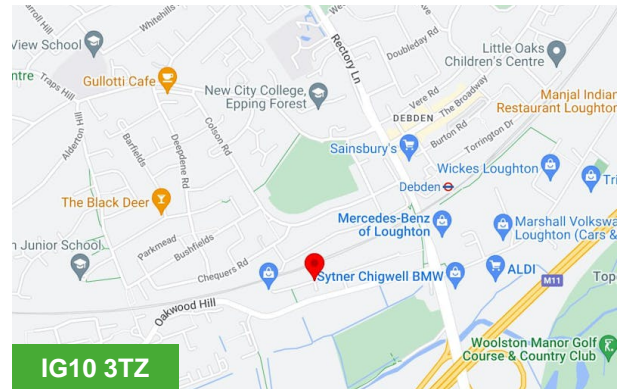
Accommodation

The accommodation comprises of the following areas:

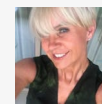
Name	sq ft	sq m
Ground - Floor business unit	2,891	268.58
Total	2,891	268.58

Terms

The property is to be let on a new internal repairing and insuring lease for a period of up to 5 years. The property is not currently elected for VAT, but the Landlord retains the right to do so in the future.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024