



27 Oakwood Hill Industrial Estate

Oakwood Hill, Loughton, IG10 3TZ

***** RENT REDUCTION *****

Industrial warehouse unit

1,250 sq ft

(116.13 sq m)

- Roller shutter loading door (width 3.7m x height 2.7m)
- 3 phase power
- Eaves height of 3.68m rising to 5.3m at the ridge
- 2 car parking spaces

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Summary

Available Size	1,250 sq ft
Rent	£25,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable is £13,000 from 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand both small business rates and 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 unit with a pitched sheet roof incorporating translucent roof lights. The unit provides clear span storage/production space and benefits from an electric roller shutter. Two parking spaces are provided.

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	1,250	116.13
Total	1,250	116.13

Terms

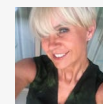
The property is to be let on a new internal repairing and insuring lease for a period of up to 5 years.

VAT

The property is not currently elected for VAT, but the Landlord retains the right to do so in the future.



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;
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(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(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 22/03/2024