

INCORPORATING...

brian **dadd** commercial

FOR SALE

£1,650,000

- Freehold light industrial/office building totalling approx 5,803 sq ft
- Suitable for investors, owner-occupiers & developers
- Planning granted for redevelopment to 5 x 3-storey commercial units
- Includes forecourt parking
- Currently divided into 2 units, with unit A income £42,500 per annum from November 2026
- Rare opportunity

CONTACT: 020 8501 9220
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10 RECTORY LANE, LOUGHTON, ESSEX, IG10 2RL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The property is located off Rectory Lane, to the north of Loughton Town Centre. Access to the motorway network is via Junction 5 of the M11 (southbound) at Debden or Junction 26 of the M25 at Waltham Abbey. Debden and Loughton Underground Stations are on the Central Line and provide regular train services into Central London and out to Epping. The area is also served by local buses.

Description

Comprising a unique office/light industrial building which is currently divided into 2 self-contained units. Unit A is currently used as a martial arts studio while Unit B is used as a warehouse with offices and showroom, although both units would be suitable for a variety of uses. The property benefits from forecourt parking and the accommodation is more particularly described as follows:

Unit A (including studio, offices & w/c): approximately 2,680 sq ft (249 sq m).

Unit B (including warehouse, offices, showroom, w/c & kitchenette: approximately 3,123 sq ft (290.1 sq m).

Total: approximately 5,803 sq ft (539.1 sq m).

Planning

Planning consent has been granted (Ref: EPF/0829/23) for the demolition of the existing building and the construction of five new commercial units (including workshop, showroom and office space), together with parking and landscaping.

Lease

Unit A is let out on an 8 year lease from November 2023. The current rent is £40,000 per annum, increasing to £42,500 from November 2026. After November 2027 both landlord and tenant can terminate the lease with 6 months' notice.

Unit B is currently owner-occupied but could potentially be let for more rent than Unit A due to its size.

Terms

The premises are available, subject to the existing lease on Unit A and with vacant possession of Unit B, for £1,650,000.

Business Rates

Epping Forest District Council have informed us of the following:

Unit A 2026 Rateable Value: £28,500

Unit B 2026 Rateable Value: £32,000

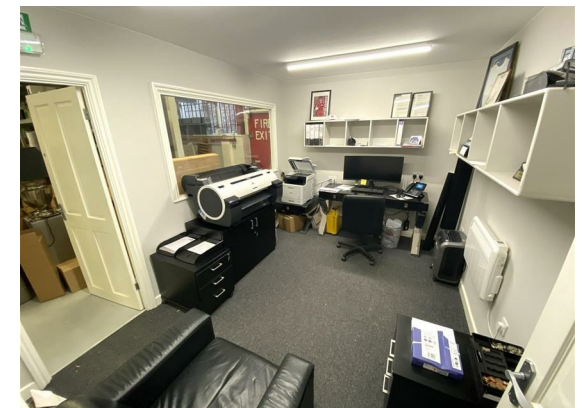
Interested parties are advised to confirm current rate liability with the Local Authority.

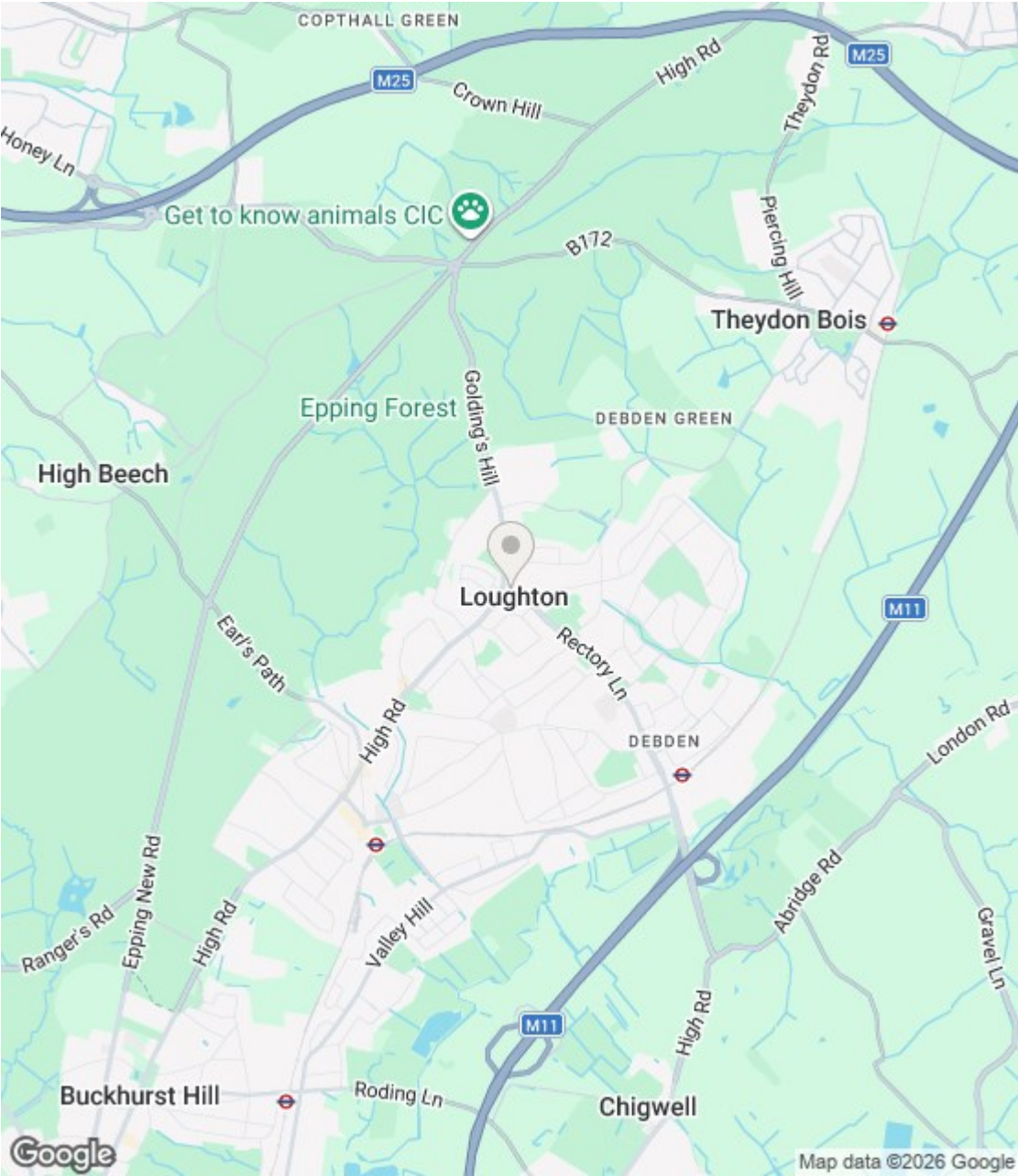
Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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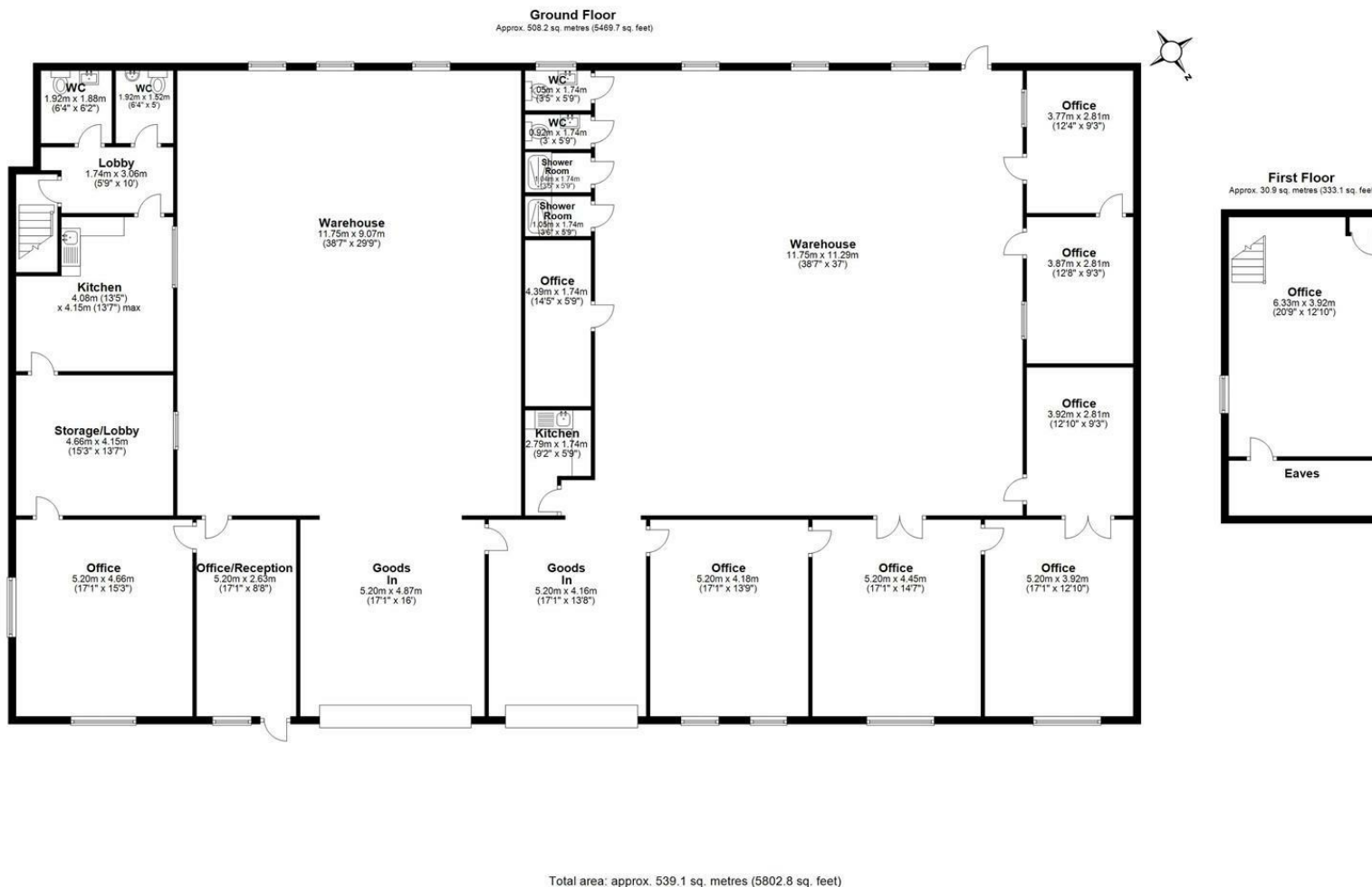
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