



PER ANNUM

£14,400 Per Annum

15 Oakwood Hill Industrial

Essex, IG10 3TZ

DESCRIPTION

Bespoke units, each around 302 sq ft (28 sq m), are fitted with air conditioning/heating, insulation, and access to shared kitchen and toilet facilities. There is on-site coffee, food and healthy shakes, plus a really strong community atmosphere. We encourage businesses to connect with each other and regularly hold events in the courtyard. It's a bit of a quirky hidden gem.

Maintenance, Buildings insurance, 24Hr access, On-site security, Kitchen and facilities, Air conditioning/heating

Ground floor: £1300+vat per month
1st Floor: £1200+vat per month

UTILITIES

These are all-inclusive, apart from Wi-Fi and parking. Business permits can be purchased through the council.

ACCOMMODATION

Gross Internal Area: 302sqf (28sqm)

LOCATION

Located in Debden, on the edge of Loughton, Essex, just a short walk from Debden Underground station. The area combines excellent transport links with a growing community of independent businesses, sitting between the vibrant Loughton High Road, Epping Forest Shopping Park and the open green spaces of Epping Forest. Popular with commuters, families and entrepreneurs, Loughton offers easy access to Central London via the Central line while retaining a relaxed suburban atmosphere with a strong local community.

TERMS

These units are available through flexible, all-inclusive licence agreements — perfect for businesses seeking adaptability, affordability, and room to grow.

Business Rates

Tenants may qualify for business rates relief due to the size of the units, provided they only have one trading business address but are advised to make their own enquires.

VAT





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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