



## STERLING HOUSE

214-215 LANGSTON ROAD,  
LOUGHTON, IG10 3TS

FULLY CONSENTED COMMERCIAL  
ACCOMMODATION SITUATED OVER  
GROUND AND FIRST FLOORS

AVAILABLE Q1 2024



UNIT A - 58,384 SQ. FT. | UNIT B - 13,820 SQ. FT. | TO LET  
SUITABLE FOR SELF STORAGE, WAREHOUSE AND TRADE COUNTER USES

## LOCATION

Sterling House is located in Loughton, within the Epping Forest district of Essex. The property is situated on Langston Road and neighbours' various industrial estates such as Loughton Business Centre, Epping Forest Business Park, and Loughton Seedbed Centre. Local occupiers include Wickes, Toolstation, Screwfix and Crossfold Electrical Wholesalers.

The property benefits from excellent road and rail connectivity. With the M11 motorway in the immediate vicinity, potential occupiers will benefit from the wider access to the A406 North Circular Road and M25 within 10 & minute drive times respectively.

Debden Underground Station (Central Line) is located within a 5-minute walk of the estate and provides regular and direct access to the City (London Liverpool Street – 30 Minutes) and the West End (Oxford Circus – 45 Minutes). Chingford Overground Station is located within a 15-minute drive, providing national rail services into London and the home counties.



## DESCRIPTION

The property forms part of Sterling House which provides office warehousing, studio and trade counter accommodation for occupiers including; Galliard Homes, Screwfix, Sheesh, and Hybrid Fitness.

Sterling House provides ample car parking for its tenants and on site amenities including a newly opened cafe, and gym. Sterling House benefits from onsite security.

The property will comprise of a brand new speculatively constructed Self Storage & Logistics asset configured over ground and first floor warehousing of steel portal frame construction. The ground floor warehouse will benefit from 4.5 metres from floor to ceiling height and 4.5 metres from floor to ceiling at first floor level. Loading is by way of 2 full height level access roller shutter doors, leading to a covered loading area which is further serviced by four dock level loading doors. Furthermore, the property will benefit from 2 full loading goods lifts which will provide loading facilities to first floor level.

Located to the west of Sterling House is an additional 11,754 square foot of Self Storage/Trade Counter warehousing available from Dec 2024. The unit benefits from 3.9m floor to ceiling height, with loading by way of 2 dock level loading doors which lead onto a shared yard. Ancillary office accommodation equating to 2,066 square feet is situated at ground floor level. Both of the units benefit from exceptional road frontage on Langston Road and are visible from the M11.



## THE OPPORTUNITY

The newly developed multi-level warehousing alongside the existing refurbished trade-counter at Sterling House provides an exceptional opportunity for various occupiers ranging from Self Storage to pick and pack operations. The prominence of the building, coupled with its location in a high-density population area and within the immediate vicinity of a major UK motorway presents an excellent opportunity for a self-storage occupier to attract customers to its facility.

The property is available by way of a new Full Repairing and Insuring lease, however the Landlord would be interested in providing a management style agreement to any self-storage operators looking to explore this opportunity.

The units can be taken as a whole or let individually.

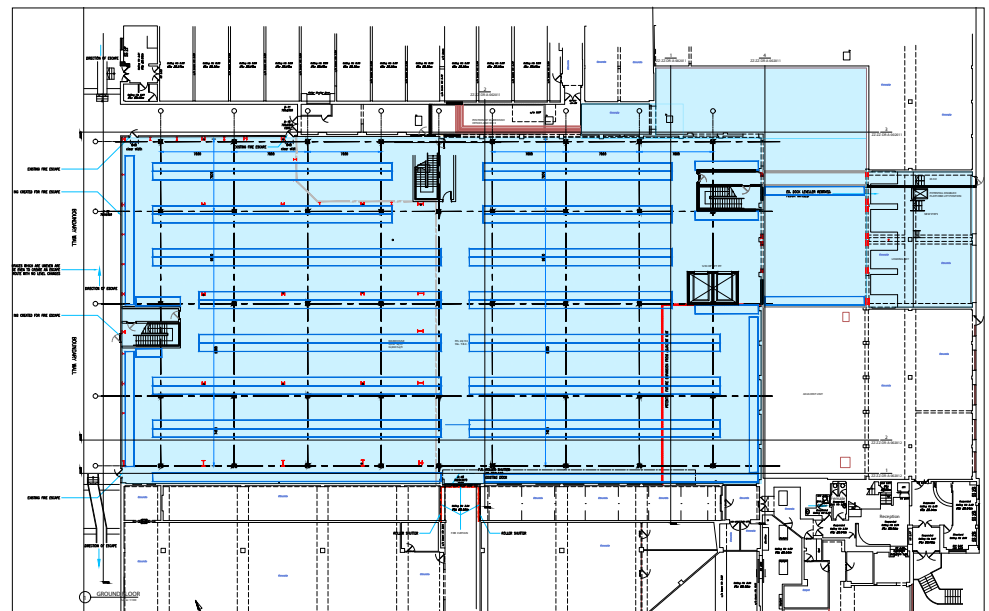
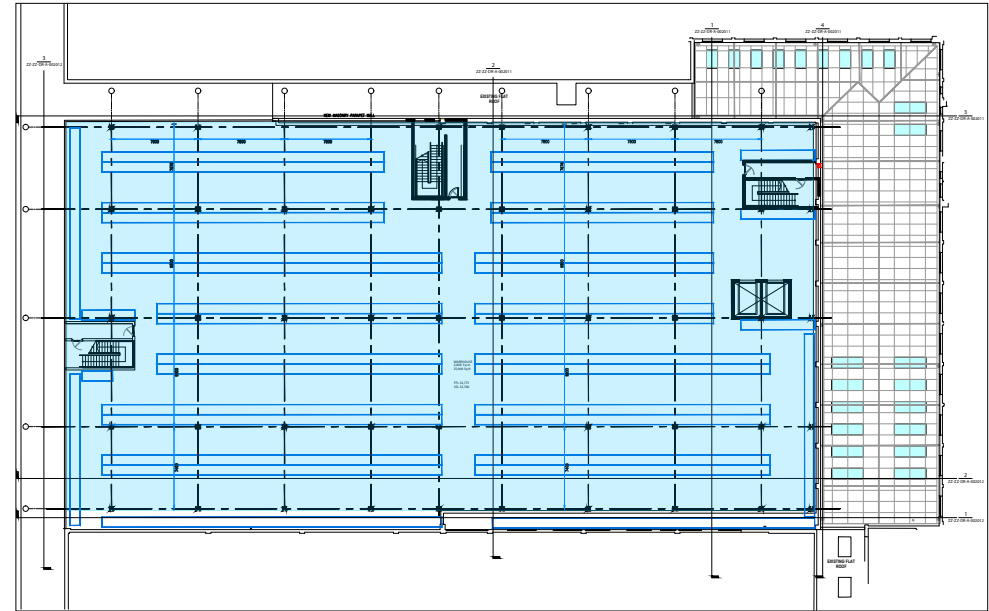
# UNIT A: SELF STORAGE FACILITY

## SPECIFICATION

- 4.5m Floor to Ceiling Height on Ground and 1st Floor
- 35KN/M Loading on Ground Floor
- 10 KN/M Loading on 1st Floor
- 2x1500 x 2700mm goods lift (2000kg) Loading Capacity per lift.
- 2 Level Access Roller Shutter Doors
- 4 Dock levellers
- Demised Parking
- 200 KVA
- WC's
- Welfare Facilities

## ACCOMMODATION

Description:	Sq. Ft.	Sq. M
Ground Floor Warehouse	32,594	3,027
First Floor Warehouse	25,789	2,395
<b>Total</b>	<b>58,384</b>	<b>5,422</b>



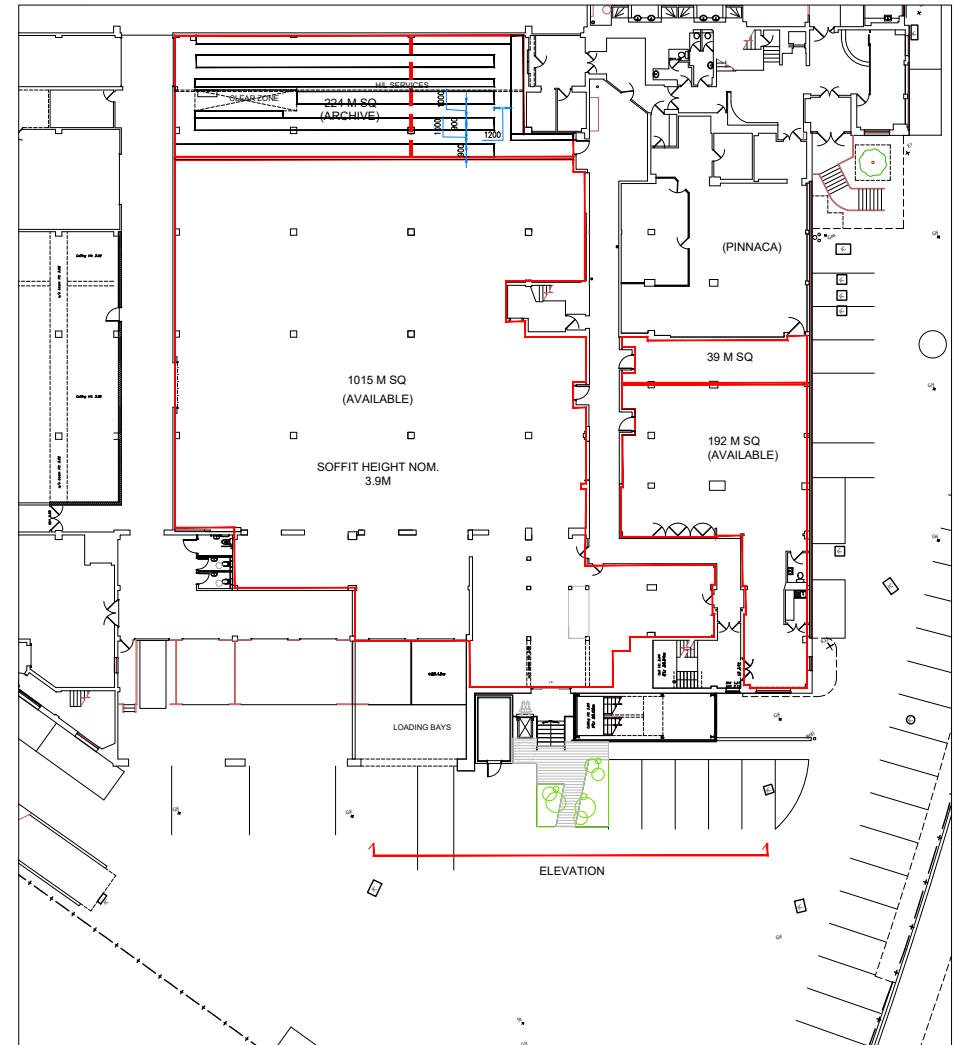
# UNIT B: TRADE COUNTER OR SELF STORAGE FACILITY

## SPECIFICATION

- 3.9m Floor to Ceiling Height
- 35 KN/M Loading
- 3 Dock level loading doors
- Ancillary office accommodation
- 200 KVA

## ACCOMMODATION

Description:	Sq. Ft.	Sq. M
Ground Floor Warehouse	10,925	1,015
First Floor Warehouse	2,486	231
<b>Total</b>	<b>13,411</b>	<b>1,246</b>



LOCATION

THE OPPORTUNITY AND DESCRIPTION

SELF STORAGE FACILITY

TRADE COUNTER

FURTHER INFORMATION

## TENURE

Available by way of a full repairing and insuring lease upon terms to be agreed.

## EPC

To Be Confirmed

## RENT

Upon Application

## BUSINESS RATES

To be Confirmed

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment via sole agents

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