

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton 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.



**Modern Self Contained
3 Storey Office Building
with 11 Car Parking Spaces
Available to purchase on a long lease with
992 years unexpired**

**7 Bourne Court
Southend Road
Woodford Green IG8 8HD**

- Rarely available opportunity
- Approximately 2,777sq ft (257.98sq m)
- Suspended ceilings
- Concealed fluorescent tube lighting
- Gas central heating
- Excellent natural light
- Under floor trunking and some perimeter trunking
- 11 Car parking spaces
- Good local & national road network connections



Location.

Bourne Court is situated on Southend Road (A1400), within 200 yards of Charlie Browns Roundabout & therefore provides excellent road links, nationally via Junction 4 (M11) - Junction 6 M25 within 7 miles & locally via the (A406/A12/A13). South Woodford (Central Line) Station is within a 12-minute walk.

Accommodation.

The building is laid out over ground & two upper floors, all of which have their own WC & kitchen facilities. Each of the floors which were originally open plan, have been divided using demountable partitions so can be adapted if required to suit a purchaser's needs.

The overall net lettable area is 2,777sq ft (257.98sq m), roughly split equally over the 3 floors. There are 11 car parking spaces with the building.

Tenure.

Our client is selling their long leasehold interest which was for a term of 999 years from 2018. There is a peppercorn ground rent of £1 per year with no increases.

Price.

£970,000 (Nine hundred and seventy thousand pounds) plus VAT at the prevailing rate.

Estate Service Charge.

All buildings are required to pay towards the estate service charge which for the current financial year is c. £3psf.

Business Rates.

Rateable Value 2025/2026 - £41,500

Rates Payable 2025/2026 - £20,708.50

POSSESSION:

Immediate upon completion of legalities.

LEGAL COSTS:

Each party are to meet their own legal fees.

ADMINISTRATIVE FEE:

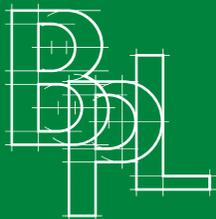
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:

Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at harley@bennettphillips.com

GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



**Bennett
Phillips
Luton**