

**Bennett
Phillips
Luton**

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- 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.



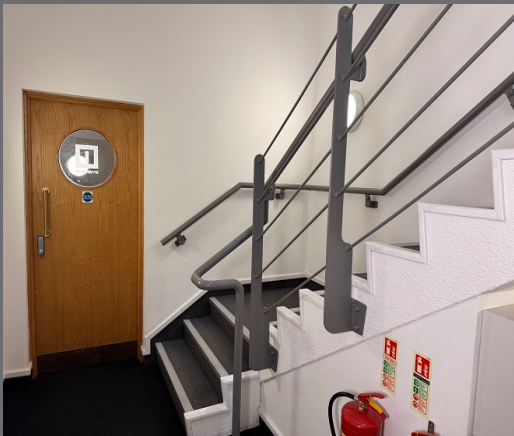
Three Storey Modern Office Building

2650sq.ft (246.2m2)

To Let

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

- 11 Parking Spaces
- Open Plan
- New Lease
- Part of Courtyard Development

**LOCATION:**

Bourne Court is located on Southend Road (A1400), within approx. 200 yards of Charlie Browns Roundabout & therefore providing excellent road links nationally via Junction 4 (M11) which is close by, & Junction 6 (M25), within approx. 7 miles. More locally the property is well appointed for connections to the (A406/A12/A13). South Woodford (Central Line) Station is within a 12-minute walk.

ACCOMMODATION:

Comprising a three storey self-contained office building with the use of 11 parking spaces. Benefitting from suspended ceiling, carpeting, underfloor trunking, central heating (untested), kitchen and toilet facilities. The property is laid out mainly in open plan format, together with a selection of partitioned offices which can be removed if necessary.

Tenure.

New Lease to be granted for a term to be agreed.

Rent.

£62,500 plus VAT, exclusive of business rates and service charges.

VAT

VAT will be applicable.

Business Rates

The building is currently assessed on a floor by floor basis. Further details on request.

EPC.

EPC Rating 66C (a copy of the EPC Certificate is available on request).

Estate Charges

The tenant will be responsible for annual estate charges relating to the up keep and maintenance of the estate (estimated at approx. £6,000 plus VAT per annum variable).

Legal Costs.

Each party are to be responsible for their own costs.

Administrative Fee:

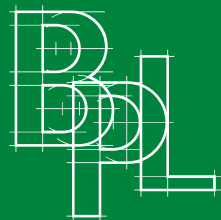
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors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

Possession:

Immediate upon completion of legal formalities.

Viewing

By prior appointment through sole agents Bennett Phillips 020 8501-3000 Taylor Phillips at Taylor@bennettphillips.com



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DPR 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.