Bennett Phillips Luton

T: 020 8501 3000
E: enquiries@bennettphillips.com
W: bennettphillips.com

@bennettphillipsluton
@PhillipsLuton

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

Whilst we at Bennett Philips 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.



Prominent Office Premises

suitable for a number of alternative uses (STP)
1,355sq ft (125.88sq m) to 1,714sq ft (159.51sq m)

(Part of)

All Tyres Site

Southend Road Woodford Green, IG8 8JT To Let

- **Suitable for a variety of uses – STP**
- **Landmark site at the entrance to Bourne Court**
- **Good connections to the local & national road network**
- **Within 15-minute walk of South Woodford Central Line Station**







Location.
The property is situated on the Westbound carriageway of Southend Road (A1400) – approx. 6,000 vehicle movements an hour at peak times - within approx. 1/3 mile of Charlie Browns roundabout. More immediately, the building is at the entrance to the Bourne Court office development & on a site which has shared access to All Tyres. There are excellent connections to the local & national road network from Charlie Browns roundabout which provides access to (A12, A406). Junction 4 of the M11 motorway is within a few minutes' drive and provides access at junction 6 to the (M25). The surrounding area comprises a number of Warehouse / Industrial estates, including retail counters. There is a Tesco store within 400 yards. South Woodford (Central Line) station is within a 15-minute walk. Bus routes 123, 179 & the SL2 (super loop) have stops within a matter of yards from the building.

Accommodation.
The property has in part historically been used as an office and storage facility for a dairy. In recent years the entirety of the space has been used as offices and is laid out to provide 5 areas of differing sizes, plus kitchen & WC facilities. Three car parking space are to be made available, located in the adjacent yard, shared with All Tyres. A total of approx. 1,714sq ft (159.51sq m) can be made available, 1,355sq ft of which is in the main building, with an additional 359sq ft, accessed off the yard used by All Tyres.

Planning.
It's considered the property could lend itself to alternative uses including although not necessarily limited to Leisure, Beauty, Storage & Education.

Lease.
A new FRI Lease is to be made available for a term to be agreed subject to periodic upward only rent reviews. The lease is to be granted outside the provisions of the Landlord & Tenant Act.

Rent.
£27,000 pax paid quarterly in advance,VAT is applicable.

Business Rates.
TBC

Legal Costs.
The ingoing tenant is to be responsible for a contribution towards the landlord's legal costs.

Possession.
There is a currently a lease in place which expires in August 2026 however, the tenant has vacated so subject to prior agreement and the surrender of the existing, a new lease can be made available earlier.

Admin 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 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: Taylor Phillips at taylor@bennettphillips.com

Bennett Phillips Luton

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.