Bennett Phillips Luton

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- 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.



2nd Floor Office Suite (850 sq.ft)

To Let

1C Bourne Court
Southend Road
Woodford Green IG8 8HD

- 3 Parking Spaces
- Approx 850 sq ft
- Open Plan
- New Lease To Be Made Available







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 2nd floor office suite of approximately 850 sq ft (79 sq m) benefitting from suspended ceiling, carpeting, underfloor trunking, central heating (untested), kitchen facilities and shared toilet facilities. 3 on site car parking spaces are allocated to the office.

LEASE:
A new FRI Lease is to be made available for a term to be agreed, drawn outside the provisions of the Landlord and Tenant Act.

RENT:
£19,500 per annum exclusive. VAT is payable at the prevailing rate.

SERVICE CHARGE:
Approximately £6 per square foot plus VAT, which covers utilities and both the Estate & internal service charge.

BUSINESS RATES:
2026/2027 - Rateable Value: £14,250
2026/2027 - Rates Payable: £6,127.50 per annum

Interested parties may benefit from Small Business Relief and are advised to discuss current rate liability with the Local Authority.

EPC RATING:
C

POSSESSION:
Immediate upon completion of legal formalities.

LEGAL COSTS:
To be met by the ingoing tenant

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 appointment through sole agents Bennett Phillips Luton | 0208 501 3000 contact 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.