Bennett Phillips

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enquiries@bennettphillips.com



THREE STORY MODERN OFFICE BUILDING

2,650 sq.ft (2,462m²)

LONG LEASEHOLD FOR SALE

1 BOURNE COURT, SOUTHEND ROAD, WOODFORD GREEN IG8 8HD

Available

- 11 Parking Spaces
- Open Plan
- To Be Sold with Vacant Possession
- Circa 991 Years Remaining On Lease

PRICE	TENURE	PROPERTY TYPE	AREA	POSTCODE
£945,000	Long Leasehold	Office Building	Woodford Green	IG8 8HD

Location
Bourne Courts 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 a selection of partitioned offices which can be removed if necessary.

Tenure
Long Leasehold (approx. 991 years remaining).

Price
Offers in the region of £945,000 plus VAT (Nine hundred & forty-five thousand pounds).

VAT
VAT will be applicable on this sale.

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 purchaser 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 legal fees borne in this transaction.

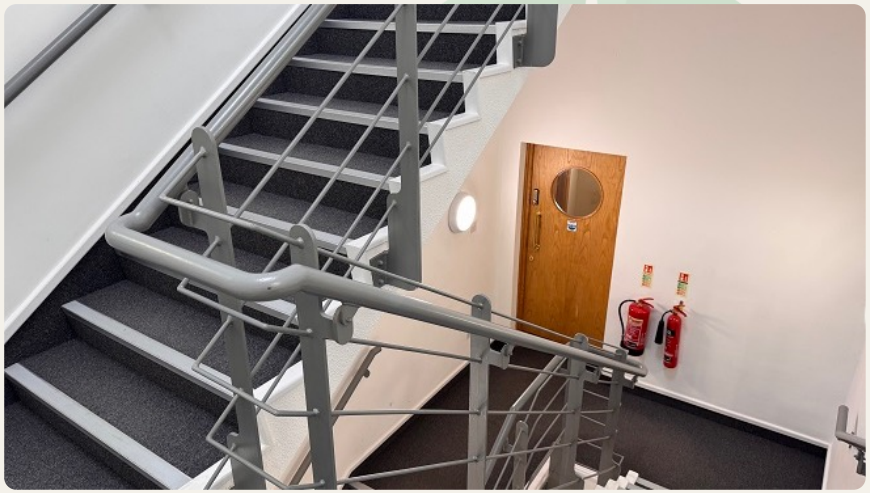
Possession
Immediate upon completion of legal formalities.

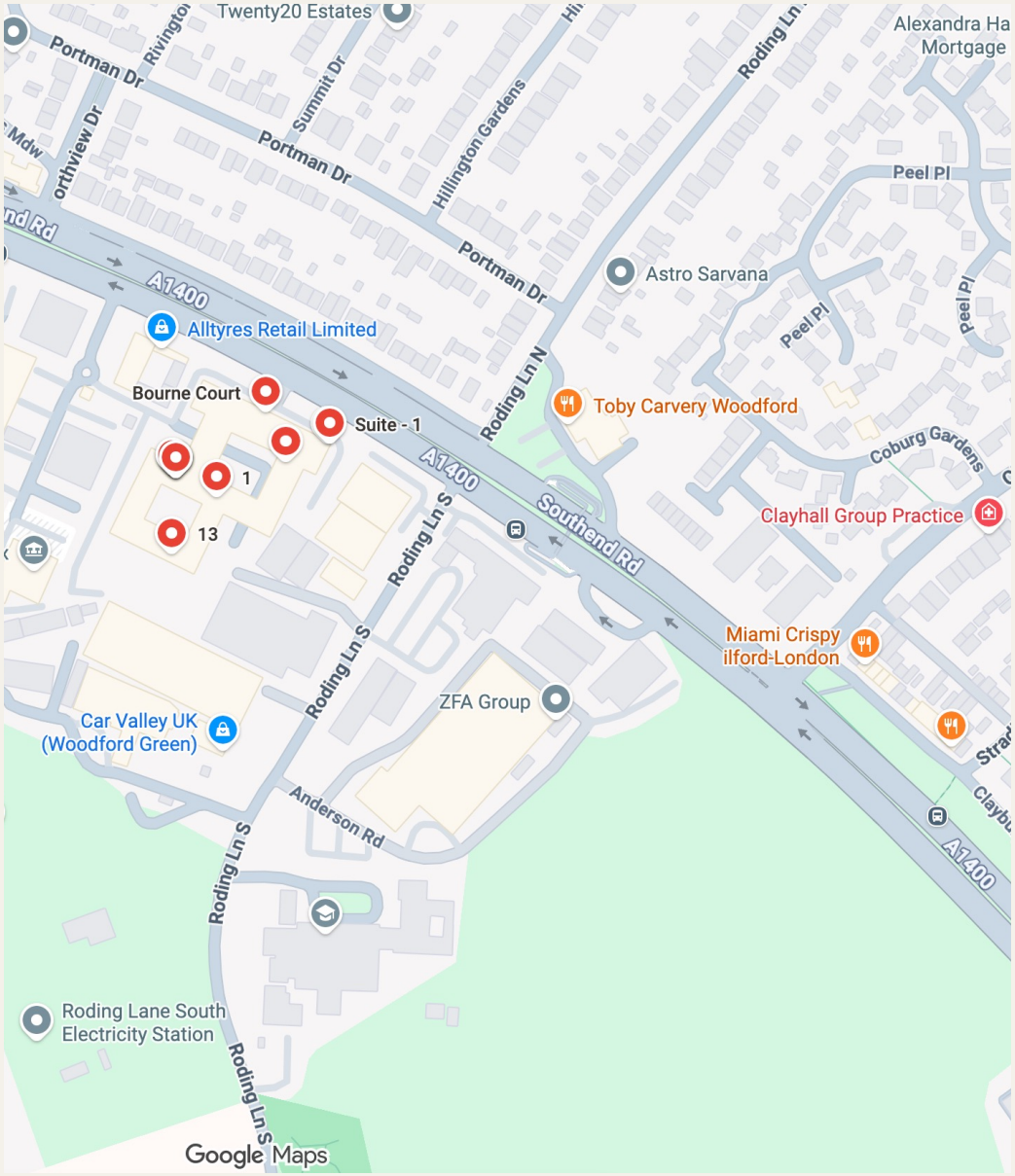
Administration Fee
Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs including any referencing fees incurred. In the event 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 | 0208 501 3000 | Contact Taylor Phillips on taylor@bennettphillips.com

PRICE
£945,000







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
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The Property Ombudsman