Bennett Phillips

020 8501 3000
bennettphillips.com
enquiries@bennettphillips.com



2ND FLOOR OFFICE SUITE
850 sq.ft

TO LET

Available

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

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

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£19,500pax	Leasehold	Office	Woodford Green	IG18 8HD

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.





LegalCosts
To be met by the ingoing tenant

AdministrativeFee
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 | 020 8501 3000 | Contact Taylor Phillips at taylor@bennettphillips.com

RENT
£19,500 PAX
VAT IS APPLICABLE







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.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

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The Property Ombudsman