

**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.



**Modern self-contained office suite
(757sq ft)**

**TO LET
1st FLOOR 8 BOURNE COURT
SOUTHEND ROAD
WOODFORD GREEN
ESSEX IG8 8HD**

- **Located within a landscaped Courtyard development**
- **Two car parking spaces**
- **Open plan**
- **Entry Phone System**
- **Suspended ceiling with concealed lighting**
- **Air conditioned**
- **Underfloor Trunking**
- **24/7 Access**
- **Gas Central Heating**
- **Shared use of Kitchen and WC Facilities**

**LOCATION:**

Bourne Court fronts Southend Road (A1400), within 200 yards of Charlie Browns Roundabout & therefore provides excellent road links, Nationally via Junction 4 (M11) - Junction 6 M25 within 7 miles & locally via the (A406/A12/A13). South Woodford (Central Line) Station is within a 12 minute walk.

ACCOMMODATION:

Located within a landscaped courtyard office development, comprising part of the 1st floor within a self-contained 3 storey office building. The suite is offered in clear space & measures approx 757sq ft (70.4sq m) with shared use of a kitchenette & WC facilities. *Two parking spaces are to be made available.

LEASE:

A new effectively FRI Lease to be made available for a maximum term of 5 years subject to an upward only rent review at the end of the 3rd year. The Leases will be granted outside the provisions of the Landlord & Tenant Act.

RENT:

£22.50psf per annum exclusive of *Business Rates, Service Charges. Rent paid quarterly in advance.

VAT:

The rent is subject to VAT at the prevailing rate.

SERVICE CHARGE:

Approximately £7.15psf. The service charge covers the cost of maintaining the internal common parts of the building which the tenant has use of, as well as a contribution towards the upkeep & maintenance of the Estate & grounds. Utilities are also included. Broadband & telephony are at the tenant's cost.

BUSINESS RATES:

The Rateable Value is £12,250pa & therefore derives the benefit of Transitional Relief. Subject to a tenant qualifying & completing a Transitional Relief form, the rates payable for the current year, up until 31st March 2024 is £480. * Each car parking spaces will be liable for Business Rates which are charged at c. £250pa per space.

POSSESSION:

Immediate upon completion of legalities.

LEGAL COSTS:

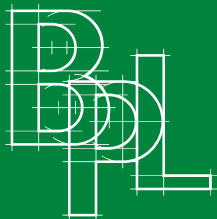
Each party are to be responsible for their own legal costs borne in this transaction

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 Marc Luton email: marc@bennettphillips.com



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