

**Bennett
Phillips
Luton**

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

Whilst we at Bennett Phillips 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.



**Two modern self-contained office suites
available either separately or as a whole**

TO LET

**1st & 2nd Floors
2B & 2C Bourne Court,
Southend Road,
Woodford Green IG8 8HD**

- Underfloor & perimeter trunking
- Carpet tiles
- Gas Central Heating
- Double Glazed Windows
- Good natural light
- Entryphone
- Up to 10 car parking spaces



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 the 1st & 2nd floors within a modern self-contained 3-storey office building. Each suite has its own kitchen facilities, with WCs located on the respective landings. The first floor is laid out in clear space & the second floor is predominantly open plan with the exception of 3 private glazed offices which have been created using demountable partitions. Up to 10 car parking spaces can be made available if a tenant takes both floors. Each floor is approx. 1,260sq ft (117.05sq m)

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LEASE:

New effectively and FRI Lease(s) are to be made available for a term(s) to be agreed, drawn outside the provisions of the Landlord and Tenant Act.

RENT:

1st floor - £26,000 per annum exclusive
2nd floor - £26,000 per annum exclusive
Rent is paid quarterly in advance subject to VAT at the prevailing rate.

SERVICE CHARGE:

Approximately £4 per square foot plus VAT, which covers both the Estate & internal service charge. Whilst gas usage is included, the suite is separately metered for Electric. Broadband & telephone is at the tenant's cost.

BUSINESS RATES:

Rateable Value 2023/2024: £13,250 (PER SUITE)
Rates Payable: 2023/2024: £6,611 per annum (PER SUITE)

As the Rateable value is less than £15,000, qualifying tenants are eligible to apply for Transitional Relief subject to completing the relevant form.

In addition to the rates for the office space, each car parking space incurs business rates, the current rateable value is £600pa. Prospective Tenants are advised to make their own enquiries to London Borough of Redbridge to confirm the above.

POSSESSION:

Immediate upon completion of legal formalities.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

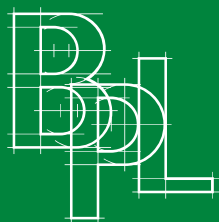
ADMINISTRATIVE FEE:

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 at marc@bennettphillips.com

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