

**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.



**MODERN 1st FLOOR OFFICES
1,268sq ft (117.75m sq)**

TO LET

**25b BOURNE COURT
SOUTHEND ROAD
WOODFORD GREEN
ESSEX IG8 8HD**

- **Suspended Ceilings**
- **24 Hours Access**
- **Open Plan and Private Glazed Partitioned Offices**
- **4 Car Parking Spaces**
- **Entry phone**
- **Underfloor Trunking**
- **Gas Central Heating**
- **Courtyard & Garden areas**
- **On Site Visitors Parking Spaces**

**LOCATION:**

Bourne Court is situated within close proximity to Junction 4 of the M11 providing fast access to both central London and the M25. South Woodford and Gants Hill Underground Stations (Central Line) are easily accessible from Bourne Court. The development is arranged in an attractive courtyard setting with allocated on site car parking and 24-hour access.

ACCOMMODATION:

The suite is situated on the first-floor of a modern self-contained office building & provides a mixture of private glazed partitioned offices & large open plan office. The suite has its own kitchen facilities within the space & a WC which is located on the 1st floor landing. The gross internal floor area is approximately 1,268sq ft (117.75m sq).

LEASE:

A new Full Repairing and Insuring Lease is to be granted for a term to be agreed, subject to upward only Rent Reviews drawn outside the provisions of the Landlord & Tenant Act.

RENT:

£26,500 per annum exclusive of VAT, business rates & service charges. Rent is paid quarterly in advance.

VAT:

The rent is subject to VAT at the prevailing rate.

SERVICE CHARGE:

Internal - Approximately £1.83psf. The service charge covers the cost of maintaining the internal common parts of the building which the tenant has use of, to include but not limited to, heating, lighting, cleaning, window cleaning & annual contracts for maintenance of the Fire Alarm etc. Unless agreed otherwise, utilities are not included within the service charge & are to be paid by the tenant directly to the relevant suppliers.

External – Approximately £3.50psf towards the upkeep & maintenance of the Estate & grounds.

BUSINESS RATES:

Rateable Value 2023/2024 £19,000 - Rates payable £9,481.

Each car parking spaces will be liable for Business Rates which are charged at c. £250pa per space.

Prospective tenants are advised to make their own enquiries to the Local Authority to verify these figures.

POSSESSION:

From the June Quarter Day & upon completion of legalities.

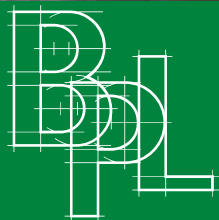
LEGAL COSTS:

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

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton email: marc@bennettphillips.com

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