

**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 Office Suite

TO LET

**Suite 2
2C Bourne Court,
Southend Road,
Woodford Green IG8 8HD**

- **Underfloor & perimeter trunking**
- **Carpet tiles**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Good natural light**
- **Entryphone**
- **2 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 an office suite measuring approximately 450sq ft on the 2nd floor within a modern self-contained 3-storey office building. There are shared WC and kitchen facilities. The suite is laid out as open plan. 2 car parking spaces are provided with the suite.

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:

£12,000 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:

To be re-assessed.

We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

POSSESSION:

Immediate upon completion of legal formalities.

LEGAL COSTS:

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

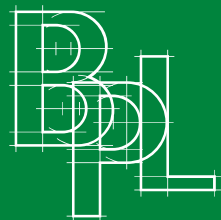
ADMINISTRATIVE FEE:

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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