



## Unit 14 Bourne Court, Woodford Court, Essex, IG8 8HD

Opportunity to secure an office premises in a sought after location close to Woodford with plenty of designated parking in a secure estate

- Modern office space benefitting from a recent refurbishment
- Currently operating as a serviced business centre with 9 independent suites
- Designated parking spaces on site as well as visitor bays
- Access available 24/7

# Unit 14 Bourne Court, Woodford Court, Essex, IG8 8HD

## Summary

<b>Available Size</b>	2,567 sq ft
<b>Price</b>	Offers from £975,000
<b>Business Rates</b>	The current assessment is based on a number of small office suites within the unit so would currently fall under the threshold for exemption.
<b>Service Charge</b>	£5,000 per annum Approximate costs based on annual budgets
<b>EPC Rating</b>	C (62)



## Description

A modern office unit located within a purpose built development. The premises is split into 9 different office suites with separate kitchen facility and WC's. They benefit from modern fixtures and fittings and vary in size for a good variety of offices. Currently operating as a serviced office centre, the property is already an income producing asset. Further details of this can be made available on request.

## Location

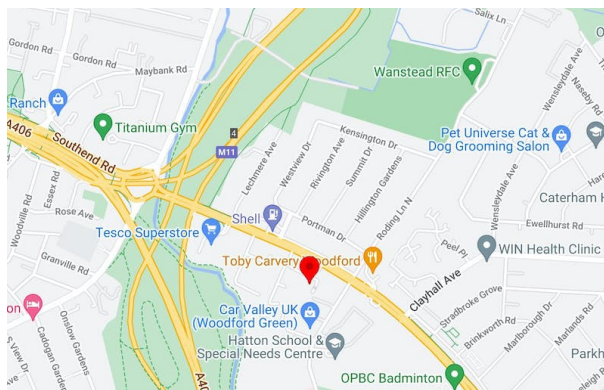
The Bourne Court development is situated on the southern side of Southend Road less than 500 metres from the Charlie Browns Roundabout providing access onto the A406. Woodford and South Woodford Stations are accessible within a few minutes drive.



## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor office	894	83.06
First floor office	1,673	155.43
<b>Total</b>	<b>2,567</b>	<b>238.49</b>



## Viewing & Further Information

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## Current License Agreements

The property is currently occupied by a number of tenants as part of the serviced office centre operation. It is income producing and more information can be provided on request.

## Tenure

An existing 999 year lease from May 2019

## Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective buyer is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

## Burrows House, 415 High Street, London, E15 4QZ

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