



26a Bourne Court, Southend Road, Woodford Green, Essex , IG8 8HD

838 Sq Ft (77.85 Sq M)

£18,000 P.A.X. Plus VAT

Office To Let up to March 2029

Key Features

Ground floor office building in prestigious high end office development

NIA approximately 838 sq ft (77.85 sqm)

4 Parking spaces

Entryphone

Suspended ceiling

Computer trunking

Double glazing

Kitchen and WC

Property Description

The property comprises of a two storey office building set in the midst of this prestigious high end office development. We are offering to let 838 sq ft on the ground floor. The property benefits from suspended ceiling, computer trunking, double glazing, WC, carpeting, air conditioning, a kitchen, gas central heating, alarm, and entry phone plus parking for 4 vehicles. The property is being offered by way of a sub underlease up to March 2029 outside of the provisions of the landlord and tenant act 1954

Location

The property is located in the midst of this prestigious high end office complex directly off of Southend Road (A1400) which provides direct access to Charlie Brown's Roundabout and the North Circular (A406) as well as South Woodford and Wanstead in one direction and in the alternate directions, links up to Woodford Bridge and Chigwell as well as Gants Hill and Redbridge. South Woodford's Central Line Underground station is the nearest station to the property.

Terms

The property is being offered by way of a sub underlease up to March 2029 outside of the provisions of the landlord and tenant act 1954



Rent

£18,000 P.A.X. Plus VAT

Service Charge

TBC

Rates Payable

£8,325 p.a. approx

EPC Rating

EPC 84D

Legal Costs

To be paid by the ingoing tenant

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

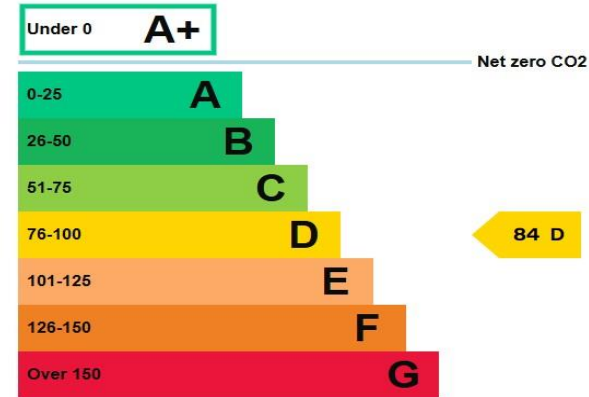
Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

