

# Office Building & 8 Car Spaces

# FREEHOLD FOR SALE

- Virtual Freehold  
(967 years unexpired)
- Ground Floor Tenanted
- 1<sup>st</sup> Floor Vacant
- Arranged over 2 floors
- 8 Car Spaces
- 24 Hour Access
- Courtyard Development

Unit 18 Bourne Court  
Southend Road Woodford Green  
IG8 8HD





**Location**

The building is situated within a privately gated office complex known as Bourne Court, which is located on Southend Road in Woodford Green, Essex. Southend Road leads onto the A12 and A406 and access to the motorway network is via Junction 4 of the M11.

The closest tube station is South Woodford which is on the Central Line.

**Description**

Comprising a self-contained office building arranged over 2 floors, the 1<sup>st</sup> floor is vacant, the ground floor is rented out for 2 years at £22,000 pax

**Approximate Areas**

Ground Floor	85.5 m2	920.31 sq. ft
First Floor	105.3 m2	1133.44 sq. ft
<b>Total GIA</b>	<b>190.80 m2</b>	<b>2053.75 sq. ft</b>

**Amenities**

Air-Conditioning

Both floors self-contained

Suspended ceilings

WC x 2 & Kitchen facilities on both floors

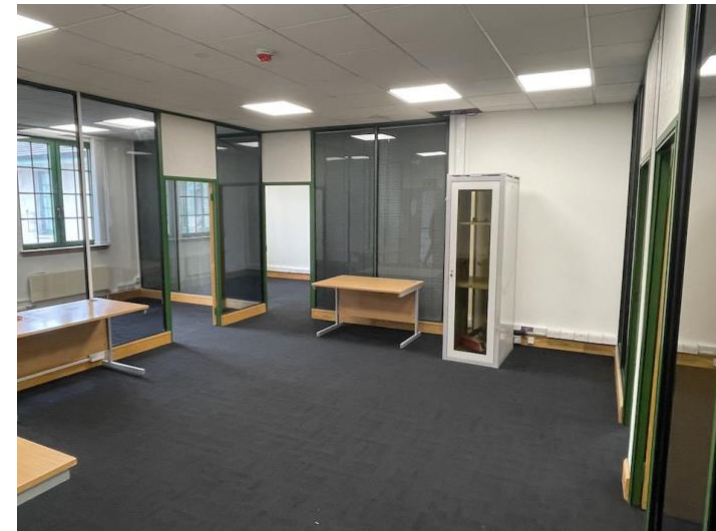
8 car spaces (4 per floor)

24 Hour access

**Tenure**

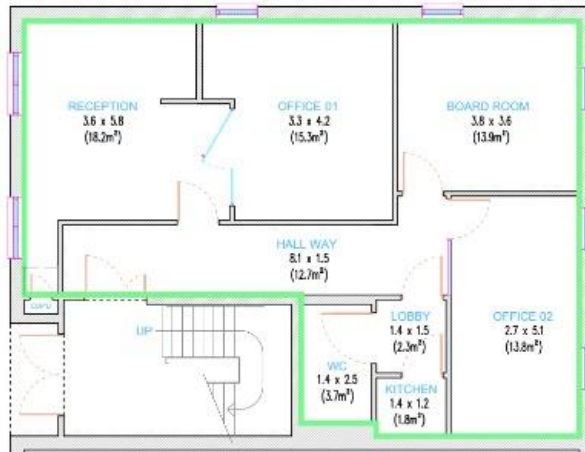
Virtual freehold, 967 years remaining from a 999-year lease.





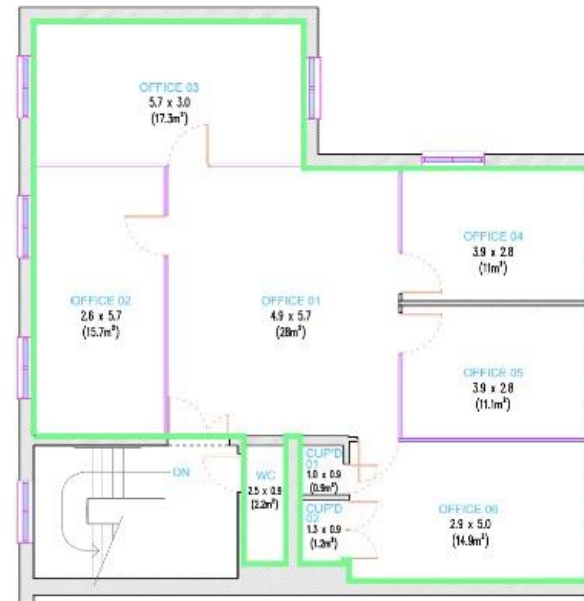






GROUND FLOOR

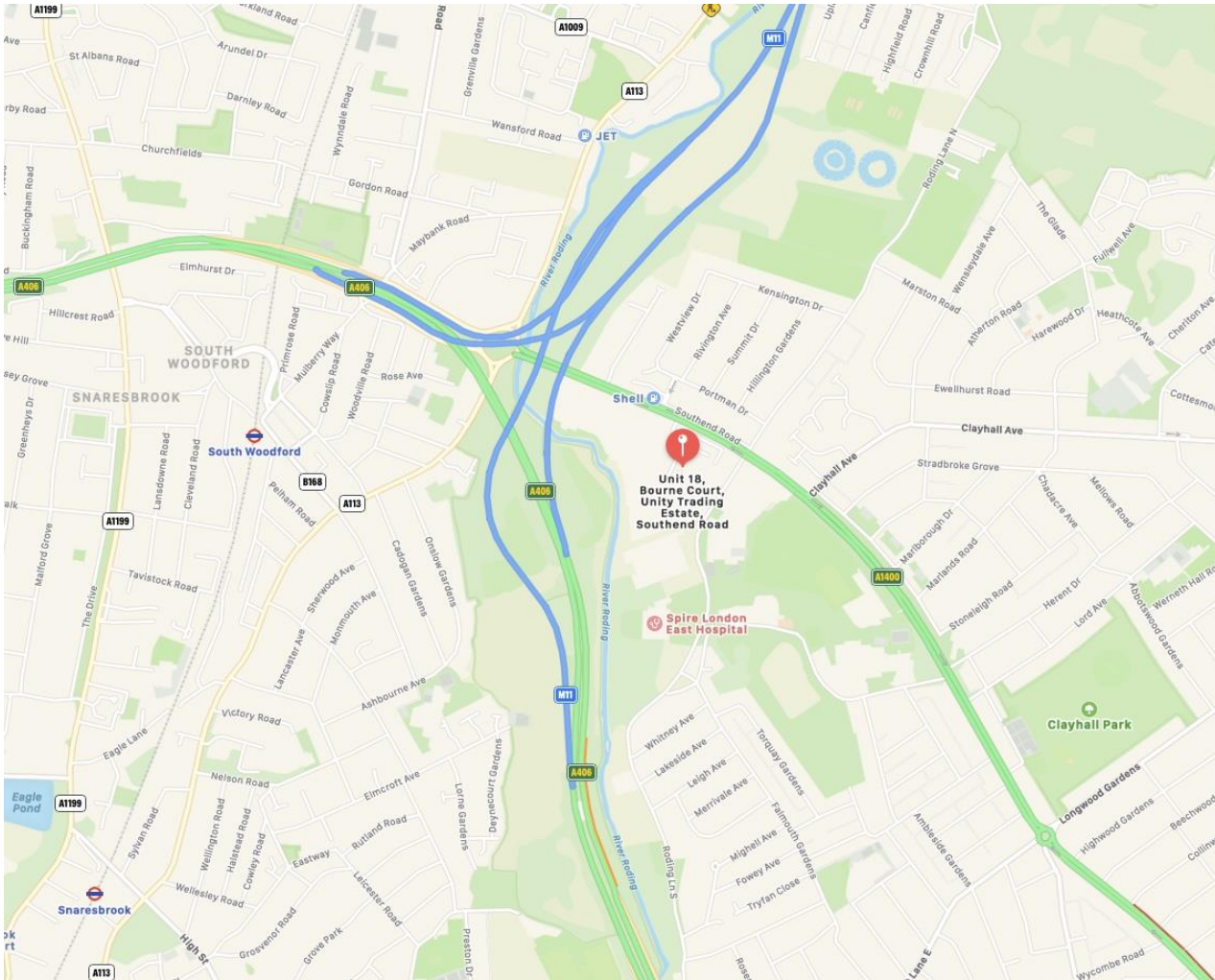
GROUND FLOOR		
ROOM NAME	AREA (M <sup>2</sup> )	TOTAL FLOOR AREA
HALLWAY	12.7	
RECEPTION	18.2	
OFFICE 01	15.3	
OFFICE 02	13.8	
BOARD ROOM	13.9	
LOBBY	2.3	
KITCHEN	1.8	
WC	3.7	
		85.5 M <sup>2</sup>



FIRST FLOOR

FIRST FLOOR		
ROOM NAME	AREA (M <sup>2</sup> )	TOTAL FLOOR AREA
OFFICE 01	28	
OFFICE 02	15.7	
OFFICE 03	17.3	
OFFICE 04	11	
OFFICE 05	11.1	
OFFICE 06	14.9	
CUP'D 01	0.9	
CUP'D 02	1.2	
WC	2.2	
		105.3 M <sup>2</sup>



**Tenancy**

There is a lease held on the ground floor office for a period of 2 years from 1st April 2023 at a passing rent of £22,000 pax with 4 allocated car spaces.

**Guide Price**

OIRO of **£675,000**, subject to contract

**Service Charge**

£3,327.28 pa + VAT

**Rates:**

Rates Payable - £14668.62 approx.

(n.b interested parties should contact London Borough of Redbridge for verification of these figures)

**EPC**

Available upon request

**Legal Costs:**

Each party to pay their own legal fees

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

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