

# Modern Office Building

(343 m<sup>2</sup> / 3692 sq<sup>2</sup>)

# FOR SALE

- B1 or D1 Use
- Virtual Freehold
- 999 Year Lease from Sept 2019
- Excellent Condition
- Intruder & Fire Alarm
- CAT 5 Lighting
- Air - Conditioning
- 24 Hour Access
- Courtyard Development
- 20 Car Spaces

Unit 9, 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 3 floors.

**Approximate Areas**

Ground floor            114.5 m<sup>2</sup>            (1232.47 ft<sup>2</sup>)  
(Partition walling with glass sectioning providing four offices plus open plan kitchen/common area)

First Floor            114.5 m<sup>2</sup>            (1232.47 ft<sup>2</sup>)  
(Partition walling with glass sectioning providing four offices plus open plan kitchen/common area)

Second Floor            114.5 m<sup>2</sup>            (1232.47 ft<sup>2</sup>)  
(Partition walling with glass sectioning providing four offices plus open plan kitchen/common area)

**Total Area            343.5 m<sup>2</sup>            (3692.02 ft<sup>2</sup>)**

**Amenities**

Air-Conditioning  
Self-contained  
Suspended ceilings  
WC's on each floor  
20 car spaces  
24 Hour access  
Intruder & Fire Alarm

**Price**

Offers sought in the region of **£1,200,000**, subject to contract.

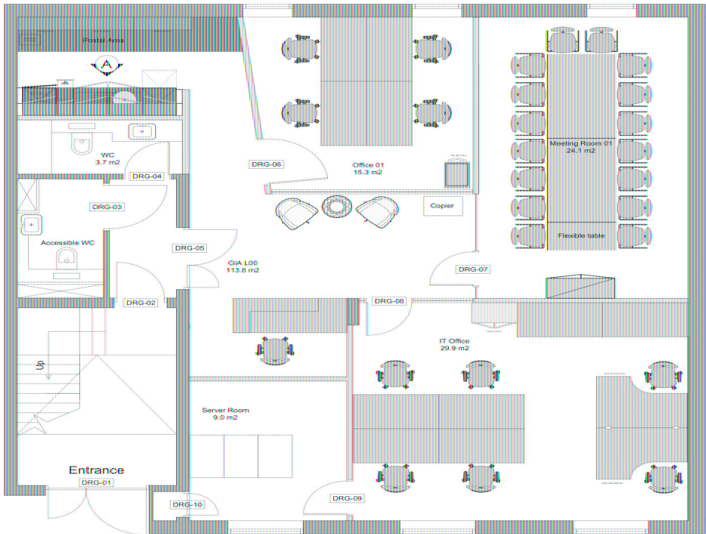
**Service Charge (approx.)**

£6967 pa + VAT

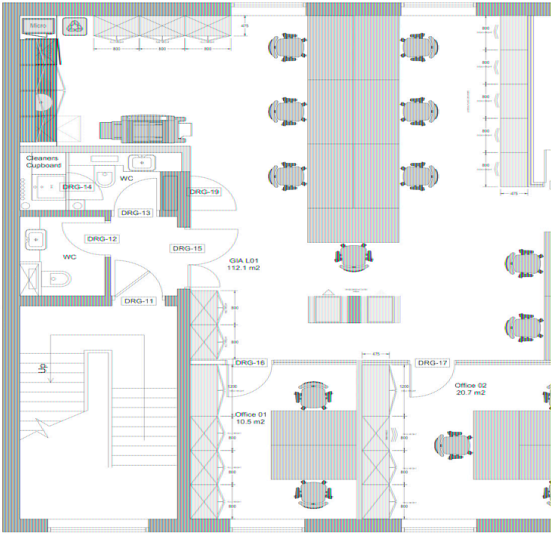




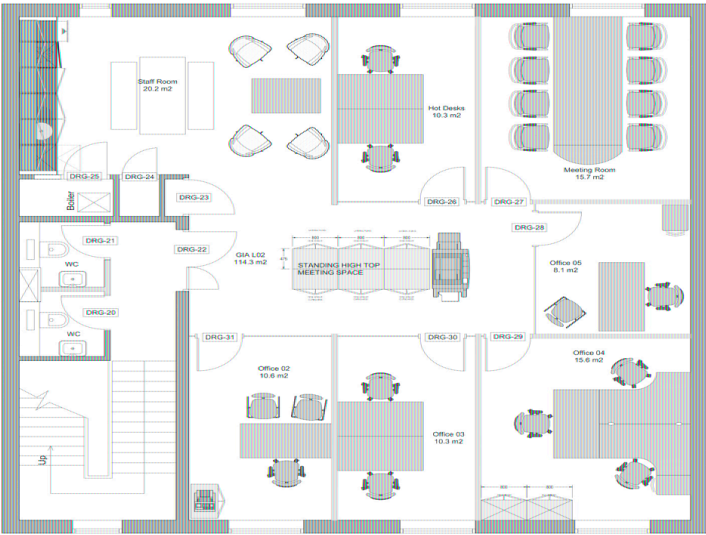




G r o u n d F l o o r

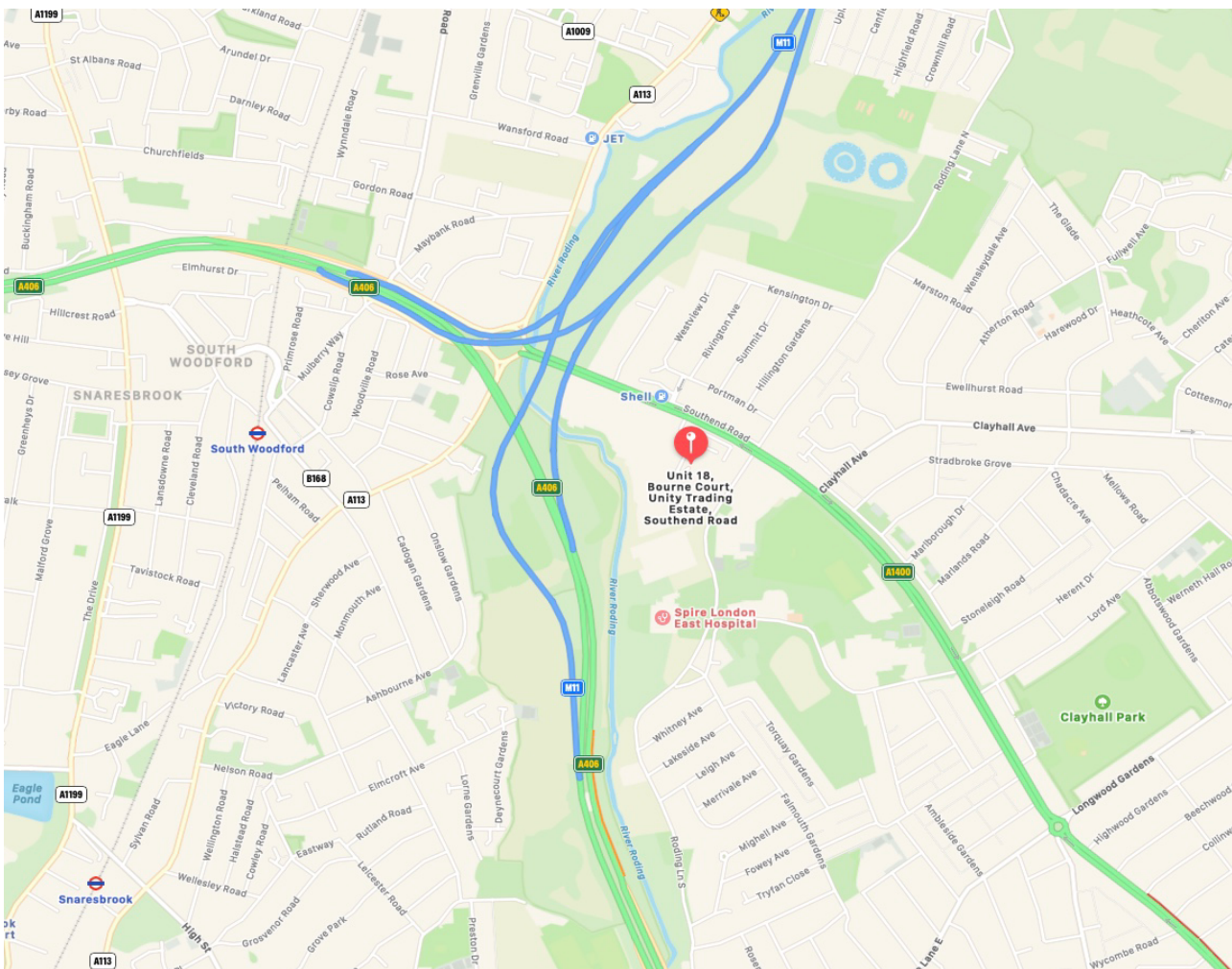


F i r s t



S e c o n d f l o o r



**Rates (Rateable Values)**

Ground floor	£19,750
First floor	£15,500
Second floor	£13,000

Car Parking spaces are also separately rated, allowing for 20 places at £600 per space say £12,000.

Giving a combined rateable value of **£60,250 pa.**

Standard Multiplier: 54.6 pence in the pound

Small Business Multiplier: 49.9 pence in the pound

(The small business multiplier applies to properties with a rateable value under £51,000.)

(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 costs

**Reference Charge**

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

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

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

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900