

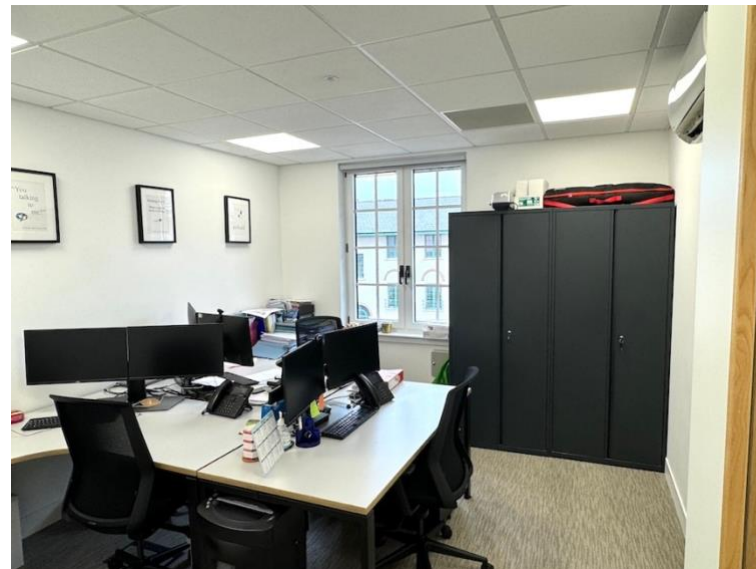
Modern Office 2nd floor

(114.5 m² / 1232.47 sq. ft)

TO LET

- 2nd Floor & Self- Contained
- Excellent Condition
- Intruder & Fire Alarm
- CAT 5 Lighting
- Air - Conditioning
- 4/6 Car Spaces
- 24 Hour Access
- Courtyard Development
- £20 psf

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, with the second-floor area presently vacant and arranged as 6 partitioned rooms with an attractive open plan kitchen area

Approximate Areas

2 nd Floor	114.5 m2	1232.47 sq. ft
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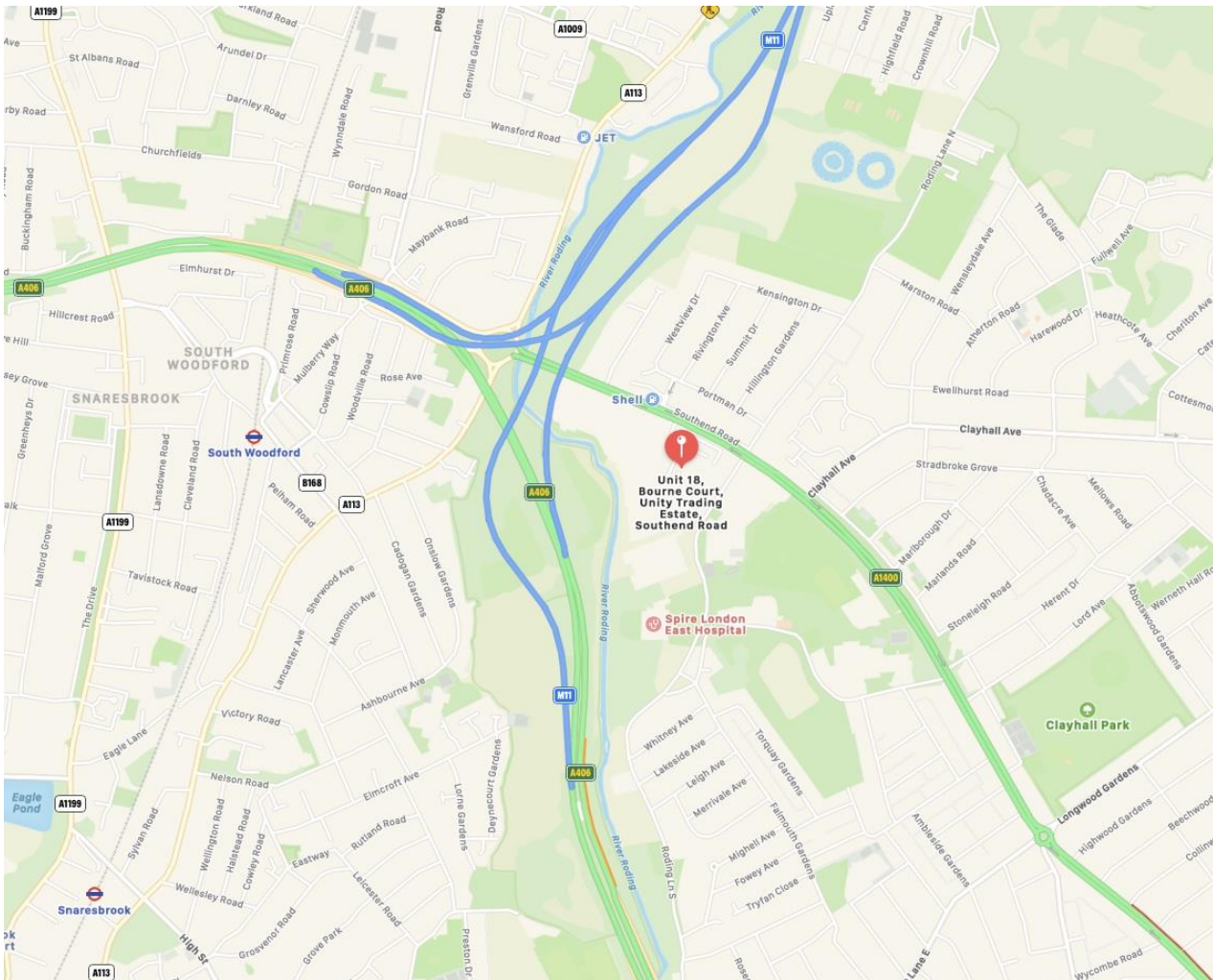
Amenities

- Air-Conditioning
- Self-contained
- Suspended ceilings
- WC & Kitchen facilities
- 4 car spaces
- 24 Hour access
- Intruder & Fire Alarm

Video walkthrough is available by [clicking here](#)





**Tenancy**

A new lease will be granted, terms to be agreed.

Rent

£24,640 pax, subject to contract.

Service Charge

£2322.33 pa + VAT

Rates:

Rates Payable - £7334.31 approx.

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

EPC

Available upon request.

Legal Costs:

Incoming tenant to pay a contribution of £1500 + VAT to the landlords legal costs.

Viewing strictly by appointment only via sole agents

Jason Grant - 020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

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