countrywide

COMMERCIAL PROPERTY AGENTS

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







countrywide

COMMERCIAL PROPERTY AGENTS

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

2nd Floor

114

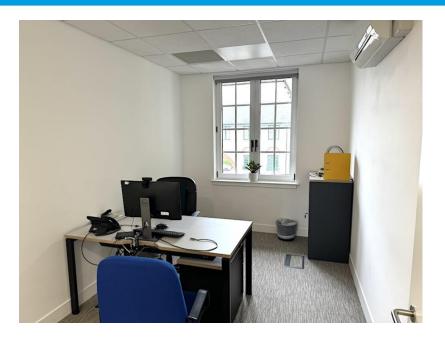
114.5 m2

1232.47 sq. ft

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

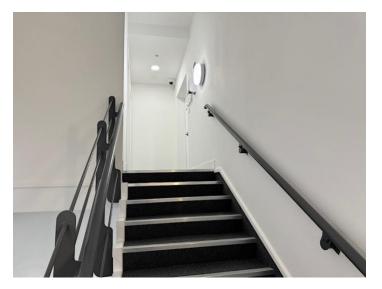




countrywidecomm.co.uk

countrywide

COMMERCIAL PROPERTY AGENTS







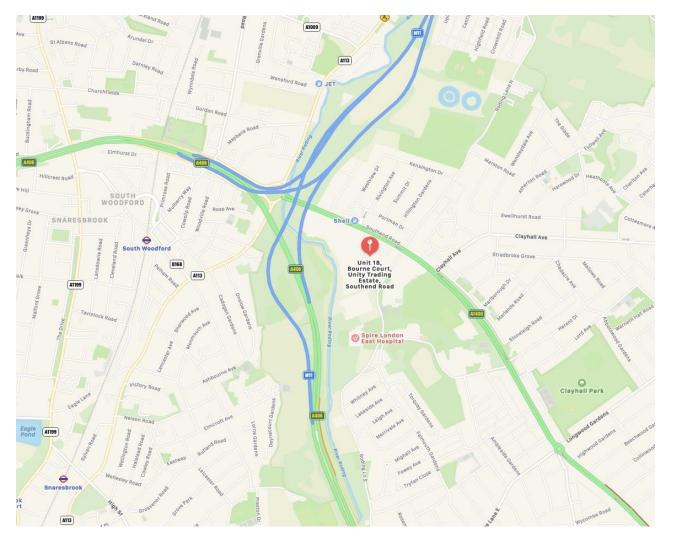






countrywide

COMMERCIAL PROPERTY AGENTS



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

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

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, it's Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.