



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM

- 2nd floor office
- Includes 3 parking spaces
- Approx 850 sq ft
- Open plan
- New Lease Terms

# 1C BOURNE COURT, SOUTHEND ROAD, WOODFORD GREEN, ESSEX, IG8 8HD



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

Situated on a gated estate of offices 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 2nd floor office suite of approximately 850 sq ft (79 sq m) benefitting from suspended ceiling, carpeting, underfloor trunking, central heating (untested), kitchen facilities and shared toilet facilities. 3 on site car parking spaces are allocated to the office.

#### Terms

Available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,500 plus VAT per annum exclusive.

#### Business Rates

Redbridge Council have informed us of the following:

2026 Rateable Value: £14,250

2026-27 UBR: 0.499 P/£

2026-27 Rates Payable: £6,127.50

Interested parties may benefit from Small Business Relief and are advised to discuss current rate liability with the Local Authority.

#### Legal Costs

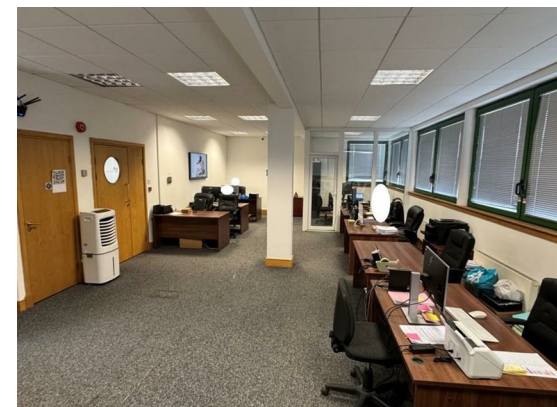
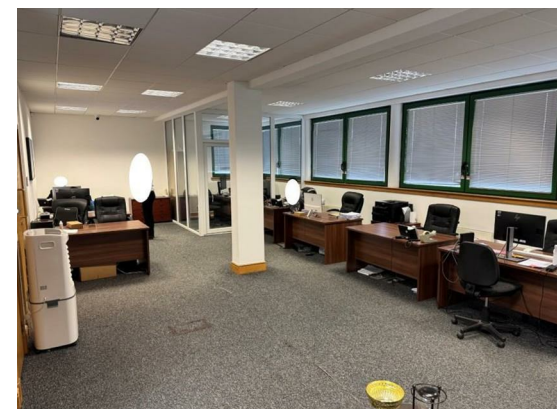
To be met by the ingoing tenant.

#### Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.





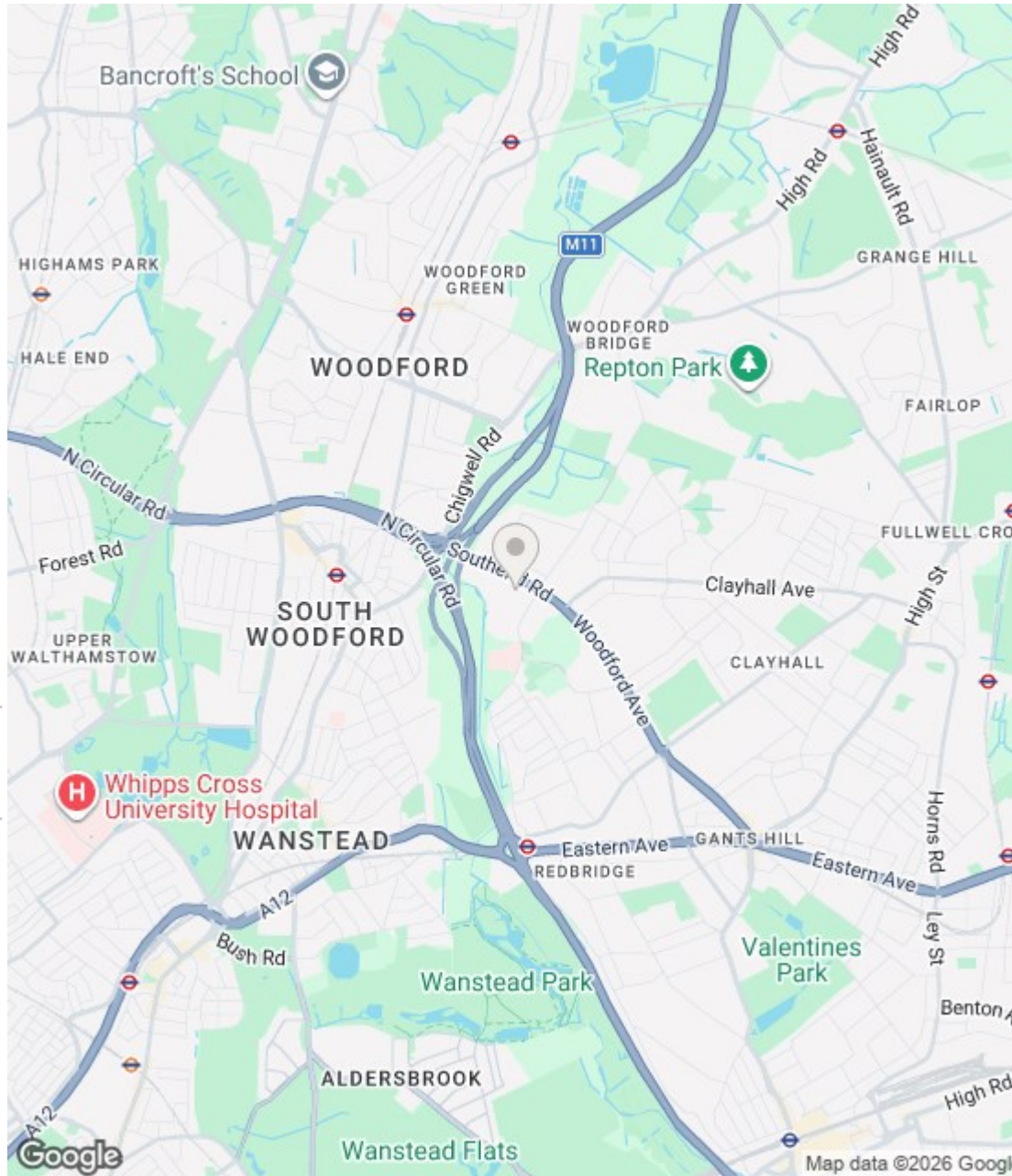
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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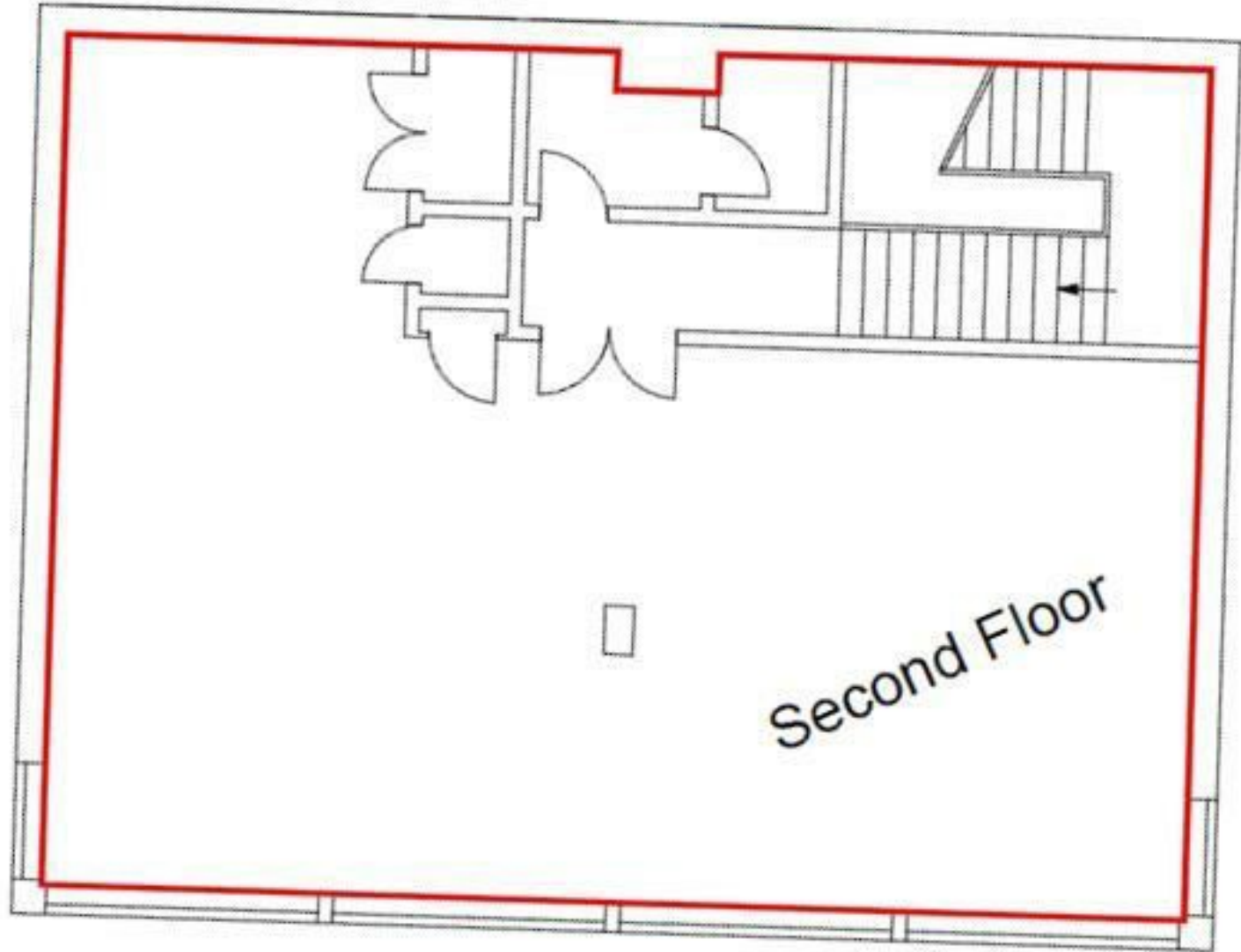
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