CLARKE HILLYER EST 1885

INCORPORATING...

brian dadd commercial

13-14 BOURNE COURT, SOUTHEND ROAD, WOODFORD GREEN, ESSEX, IG8 8HD

COMMERCIAL

FOR SALE

£12,600 (FROM) PER ANNUM

- Modern office suite
- 450 sq ft (41.8 sq m)
- Parking available
- Flexible terms
- Newly refurbished

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

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.

CLARKE HILLYER EST 1885

INCORPORATING...

brian dadd commercial

FOR SALE

£12,600 (FROM) PER ANNUM

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
The premises comprise a multi-let office building. Currently offices available from 124 sq ft (11.52 Sq mtrs) to 450 sq ft (41.8 sq mtrs)

All measurements quoted are approximate only.
Currently available:

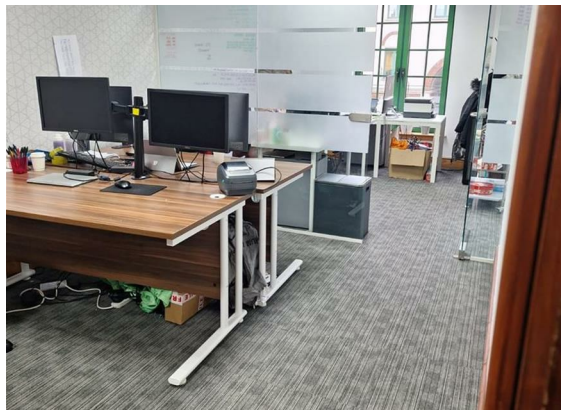
Unit 14 - GF1 - £1,500 pcm + vat - NOW LET.
Unit 14 - Office 1, FF - 450 sq ft (41.8 sq m) - £1,000 pcm - service charge of £250 pcm. - NOW LET.
Unit 14 - Office 3, FF - 150 sq ft (13.9 sq m) - £700 pcm - service charge £150 pcm + vat - NOW LET.
Unit 14 - Office 5, FF - 237.13 sq ft (22.3 sq m) - £1,350 pcm - service charge of £175 pcm. - NOW LET.
Unit 14 - Office Suite 8 - 250 sq ft - £1.050 + vat per calendar month. - AVAILABLE

Unit 13 - Office Suite 1 - 150 sq ft (13.9 sq m) - £500 pcm - service charge £25 pcm + vat - NOW LET
Unit 13 - Office Suite 4 - FF - 474.47 sq ft (44.8 sq m) - £1,200 pcm - service charge of £250 pcm. + VAT - NOW LET
Unit 13 - Office Suite 2 - FF - 279,9 sq ft (26.1 Sq mtrs) - £800 pcm - service charge of £200 pcm + VAT - NOW LET
Unit 13 - GF Office - 640 sq ft (59.4 sq m) - £3,000 pcm - service charge of £500 pcm +vat - NOW LET

Terms
Available on flexible licence agreement, The offices are accessible 24 hours per day, 7 days per week.
Ingoing tenants will be required to pay rent monthly in advance and provide a deposit equal to 2 month's rent. service charge is additional.

Viewings
Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC
The premises have an Energy Performance Certificate rating of C.



COMMERCIAL

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

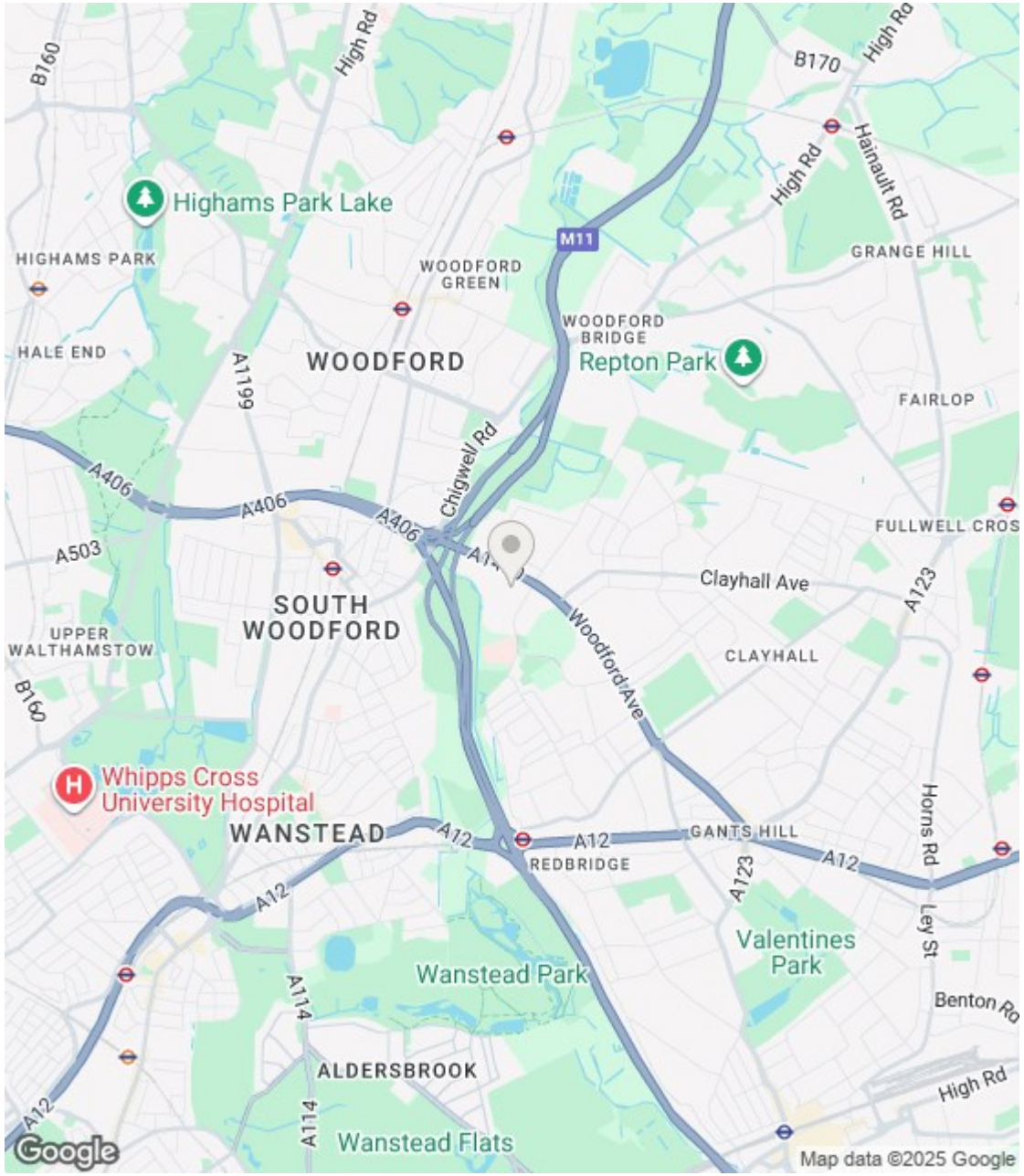
Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal 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.

CLARKE HILLYER EST 1885

INCORPORATING... brian dadd commercial

FOR SALE

£12,600 (FROM) PER ANNUM



Energy Efficiency Rating

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

COMMERCIAL

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

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.

CLARKE HILLYER EST 1885

INCORPORATING...

brian dadd commercial

FOR SALE

£12,600 (FROM) PER ANNUM

COMMERCIAL

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

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.