

Self-Contained
Office Building
With 8 Car Spaces

FREEHOLD FOR SALE

- Freehold
- Arranged over 2 floors
- Ground – 80.39 m² / 865.31 sq. ft
- First – 84 m² / 904.17 sq. ft
- Ready to Occupy
- 8 Car Spaces
- 24 Hour Access
- Courtyard Development



Unit 3, Buckingham Court, Rectory Lane,
Loughton, Essex IG10 2QZ

Location

Buckingham Court is a private courtyard office complex located directly off Rectory Lane at the junction of Goldings Hill & Church Hill to the North of Loughton Town Centre which offers a vast array of restaurants and shops. The location of the office building allows excellent road access routes to the M11 & M25.

Debden Station (Central line) is 1.1 m away
Loughton Station (Central line) is 1.7m away

Description

Comprising a modern, purpose built 2-storey office building, situated with a private gated courtyard development with 8 designated car spaces.

Approximate floor areas are below: -

Ground

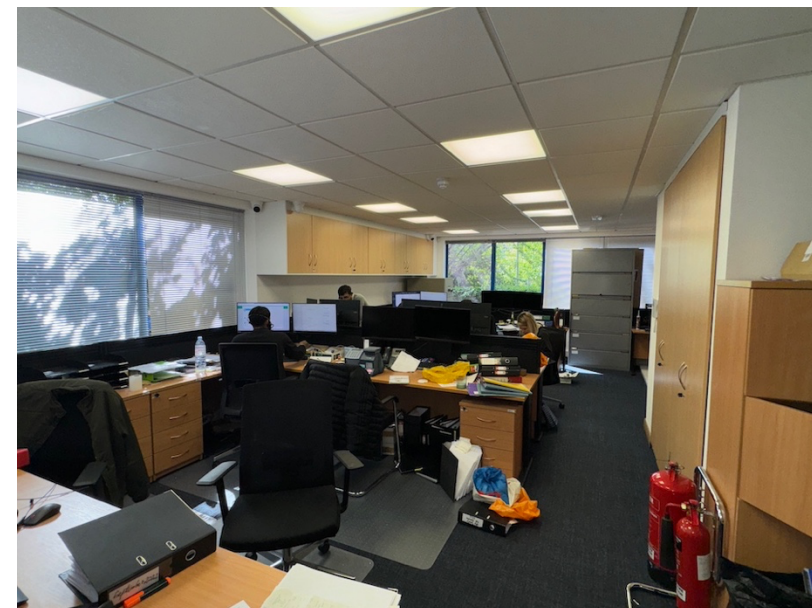
Total floor area	80.39 m2	865.31 sq. ft
Kitchen	2.2 m2	23.68 sq. ft
WC (DDA compliant at the entrance)		

First Floor

Office Area	58.2 m2	626.46 sq. ft
Meeting/Office Room	23.95 m2	257.8 sq. ft
Kitchen area	2.2 m2	23.68 sq. ft
WC (on landing)		
Total GIA	166.94 m2	1796.93 sq. ft

Amenities

- Recently Rewired
- Air-Conditioned and Gas Central Heating
- Fully Double Glazed
- New Carpets
- New Suspended Ceiling
- WC x 2 & Kitchen facilities per floor
- 8 car spaces
- 24 Hour access
- Fire & Security Alarms
- Telephone System and Internet Cabling throughout both floors







**Tenure**

Freehold

Guide PriceOffers sought in excess of **£850,000 + VAT** subject to contract**VAT**

We are advised by our client that VAT will be applicable to the purchase price.

Service Charge

£2594.80 + VAT payable to Buckingham Ct Prop Mgmt. Co Ltd.

Rates:

Rateable Value £27,750

Rates Payable (April 21 – April 22) £13,847.25.

*(n.b interested parties should contact Epping Forest district council for verification of these figures)***EPC**

Available upon request

Legal Costs:

Each party to pay their own legal fees

Viewing strictly by appointment only via sole agents**Jason Grant - 020 8506 9900 / 020 8506 9905****jason@countrywidecomm.co.uk**

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