



TO LET

SELF-CONTAINED OFFICES

3 Buckingham Court

Loughton, Essex IG10 2QZ

A modern, self-contained two-storey office building extending to approximately 1,797 sq ft, benefiting from eight allocated parking spaces within a private gated courtyard.

1,797 sq ft
TOTAL GIA

£40,000 pax + VAT
QUOTING RENT

RECTORY LANE
LOUGHTON IG10 2QZ

countrywide

COMMERCIAL PROPERTY AGENTS

THE BUILDING

A modern, purpose-built two-storey office building within a private gated courtyard.

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 allows excellent road access routes to the M11 & M25.

TRANSPORT & ROAD CONNECTIONS

Loughton Station	1.5 miles	7 mins
Central Line		
Debden Station	1.8 miles	7 mins
Central Line		
M11 Junction 5	2.0 miles	6 mins
Southbound towards London only		
M25 Junction 26	3.2 miles	10 mins
Via A121		
M25 J27 / M11 J6	7.6 miles	13 mins
Northbound connection		

LOCATION



MAP FOR IDENTIFICATION PURPOSES ONLY · NOT TO SCALE
APPROXIMATE DRIVING DISTANCES · JOURNEY TIMES INDICATIVE AND SUBJECT TO TRAFFIC

Ground Floor

Approx. 889 sq ft



OFFICE AREA



OPEN PLAN OFFICE



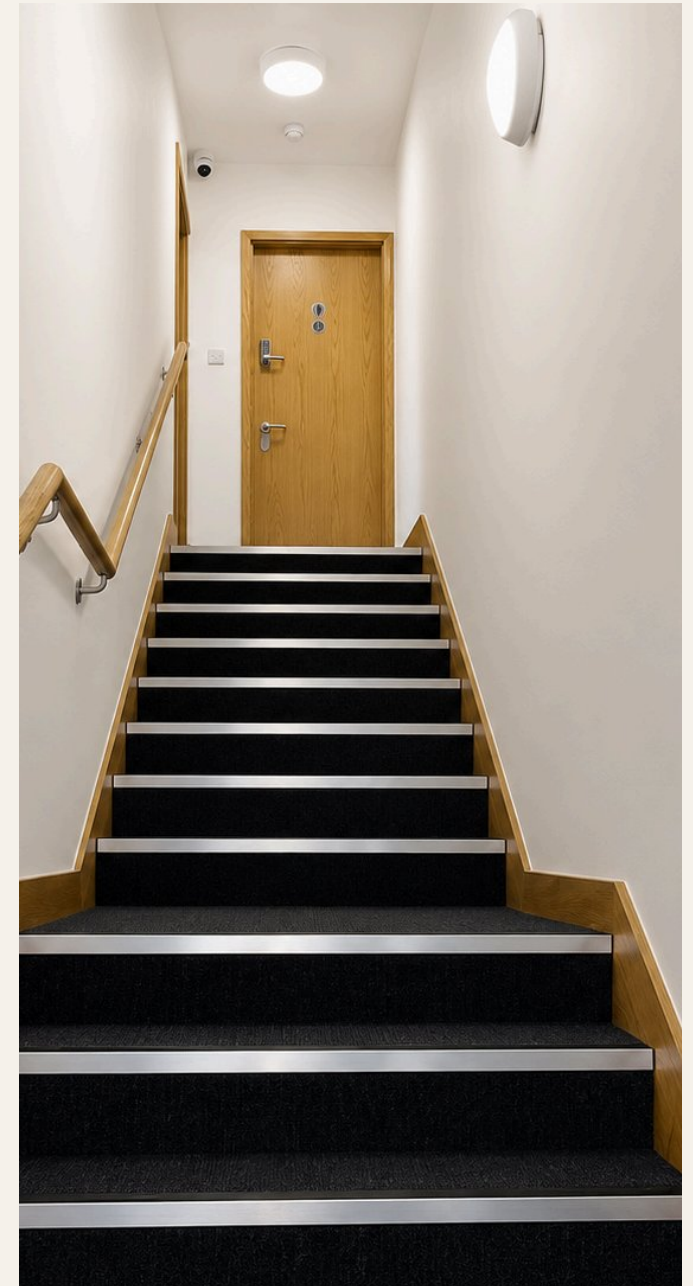
MEETING ROOM



KITCHEN



WC · DDA COMPLIANT



STAIRS TO FIRST FLOOR

First Floor

Approx. 908 sq ft



DIRECTORS OFFICE



MAIN OFFICE



OFFICE



WORKSTATION



FIRST FLOOR KITCHEN



FIRST FLOOR WC



PRIVATE PARKING · 8 SPACES



GATED COURTYARD

ACCOMMODATION

Approximate floor areas

	M ²	SQ FT
<i>Ground Floor</i>		
Total floor area	80.39	865.31
Kitchen	2.2	23.68
WC (DDA compliant at entrance)		
<i>First Floor</i>		
Office area	58.2	626.46
Meeting/office room	23.95	257.8
Kitchen area	2.2	23.68
WC (on landing)		
Total GIA	166.94	1,796.93

SPECIFICATION

Amenities

Recently rewired
Air-conditioned & gas central heating
Fully double glazed
New carpets
New suspended ceiling
WC x 2 & kitchen per floor
8 car spaces
24 hour access
Fire & security alarms
Telephone & internet cabling throughout

Lease Terms

The premises are available to let by way of a new Full Repairing and Insuring (FRI) lease, for a term to be agreed, subject to contract and satisfactory references.

VAT

VAT is applicable to the rent and other relevant charges.

EPC

Rating D

Service Charge

£3,113.76 + VAT per annum, payable to Buckingham Court Property Management Company Ltd.

Business Rates 2026/2027

DESCRIPTION	GROUND FLOOR	FIRST FLOOR
Rateable Value	£20,250	£21,250
Estimated Rates Payable	£8,748 pa	£9,180 pa

Total Estimated Rates Payable: £17,928 per annum

Interested parties are advised to verify rates payable and any relief directly with Epping Forest District Council.

Holding Deposit — £3,000

Following agreement of terms, a holding deposit of £3,000 will be required to secure the premises and enable the property to be withdrawn from active marketing. The deposit will be held by Countrywide Commercial (UK) Ltd in its client account pending completion.

The holding deposit will be non-refundable should the prospective tenant withdraw, fail to proceed within the agreed timescale or otherwise fail to complete the transaction for reasons attributable to the tenant.

The deposit will only be refundable where the landlord withdraws from the transaction, satisfactory title cannot be established, or the prospective tenant fails the required AML/KYC or credit checks.

The full holding deposit terms will be provided in writing upon acceptance of an offer and prior to payment.

AML / KYC Administration Fee — £350 + VAT, non-refundable

All prospective tenants are required to complete Anti-Money Laundering (AML) and Know Your Customer (KYC) checks before a transaction can proceed. Countrywide Commercial (UK) Ltd charges a non-refundable administration fee of £350 + VAT for undertaking these checks. This fee remains payable irrespective of whether the transaction subsequently proceeds to completion.

Rent

Offers are invited in the region of £40,000 per annum exclusive + VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing strictly by appointment only, via sole agents.

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