



UNIT 3, BUCKINGHAM COURT · RECTORY LANE · LOUGHTON · ESSEX IG10 2QZ

Self-Contained Office Building

With 8 Car Spaces

1,797 sq ft
Total GIA

2 Floors
Ground & First

8 Spaces
Private Courtyard

£825,000
+ VAT, Guide Price

Ground Floor

3 Buckingham Court, Loughton





Ground Floor WC (DDA Compliant)



Stairs to First Floor

First Floor

3 Buckingham Court, Loughton





Location & Description

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 allows excellent road access routes to the M11 & M25.

Debden Station (Central line) — **1.1 miles**
Loughton Station (Central line) — **1.7 miles**

Description

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

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

Approximate Floor Areas

Ground Floor	m ²	sq ft
Total floor area	80.39	865.31
Kitchen	2.2	23.68
WC (DDA compliant at entrance)		
First Floor	m ²	sq ft
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 m ² / 1,796.93 sq ft

Tenure

Freehold

VAT

VAT is applicable to the purchase price

Service Charge

£3,113.76 + VAT, payable to Buckingham Ct Prop Mgmt. Co Ltd

Guide Price

Offers sought in the region of £825,000 + VAT, subject to contract

EPC

Rating D

Legal Costs

Each party to pay their own legal fees

Business Rates 2026/2027

Ground Floor — Rateable Value £20,250
Estimated Rates Payable: £8,748 / annum

First Floor — Rateable Value £21,250
Estimated Rates Payable: £9,180 / annum

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.

Viewing strictly by appointment only, via sole agents.