

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

W: [www.spencercraig.com](http://www.spencercraig.com)

**ON BEHALF OF THE LONDON BOROUGH OF REDBRIDGE**

**TOWN CENTRE OFFICES**

**NET INTERNAL AREA:**

**2,012 SQ.FT (187.4M2) (1<sup>ST</sup> FLOOR)**

**2,405 SQ.FT (251.1M2) (2<sup>ND</sup> FLOOR)**

**NEW LEASE AVAILABLE**

**1<sup>ST</sup> FLOOR (NORTH) BROADWAY CHAMBERS/2<sup>ND</sup> FLOOR (SOUTH)**

**BROADWAY CHAMBERS, 1 CRANBROOK ROAD, ILFORD, ESSEX**



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<b>LOCATION</b>	<p>The property is located in the heart of Ilford Town Centre adjacent to the new Ilford British Rail station, fronting directly onto the four-way junction of Ilford Hill/Chapel Road/High Road and Cranbrook Road.</p> <p>Ilford's Exchange shopping centre and High Road facilities are located opposite the property and the A406 North Circular arterial route is less than half a mile from the property. The area is also serviced by numerous bus routes with Ilford train station offering direct services to the centre of London.</p>
<b>DESCRIPTION</b>	<p>The premises comprise of 1<sup>st</sup> floor and 2<sup>nd</sup> floor office accommodation within this multi tenanted building and offers a net internal area of 2,012 sq.ft and 2,700 sq.ft respectively.</p> <p>Internally both offices are laid out as a mixture of open plan space with perimeter cellular offices benefitting from secondary glazing and communal heating. Two parking spaces are allocated to each suite and are located within the private car park situated at basement level. On site security is in place 24 hours a day.</p>
<b>TERMS &amp; RENT</b>	<p>The premises are offered to let on a new internal repairing and insuring lease which is to be granted outside the provisions of Part II of the Landlord and Tenant Act 1954. Any new lease will also be subject to a rolling landlords option to determine upon 6-12 months notice. Further details on the lease terms are available on request.</p> <p>The premises are available to let on the following rentals:</p> <p><b>1<sup>st</sup> Floor - £15,250.00</b> per annum exclusive. <b>2<sup>nd</sup> Floor - £18,500</b> per annum exclusive.</p> <p>Rents are exclusive of Business Rates and Service Charges.</p>
<b>PLANNING &amp; RATING</b>	<p>The property is situated within the London Borough of Redbridge – 020 8554 5000.</p> <p>Rateable value – 1<sup>st</sup> floor - £26,750. 2<sup>nd</sup> floor - £34,750.</p>
<b>EPC</b>	<p>EPC is Band D. Copy is available on request.</p>
<b>VIEWING</b>	<p>Strictly by appointment:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill, Essex IG9 6LL</p> <p><b>Tel 020 8498 9292</b></p>
	<p><b>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services &amp; installations are un-tested and applicants will need to ascertain the condition of such installations themselves prior to making any offer.</b></p>