

All enquiries to:

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Chartered Surveyors and Property Management Consultants

ON BEHALF OF THE LONDON BOROUGH OF REDBRIDGE

TOWN CENTRE OFFICES

NET INTERNAL AREA:

1,652 SQ.FT (153.5M2)/

3,073 SQ.FT (285.5M2)

NEW LEASE AVAILABLE

2ND FLOOR (NORTH AND SOUTH)

ILFORD CHAMBERS, 11 CHAPEL ROAD, ILFORD, ESSEX IG1 2AF



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LOCATION	<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>
DESCRIPTION	<p>The premises comprise of two 2nd floor office suites within this multi tenanted building. The space is divided into two separate suites with the northern/southern sections offering 3,073 sq.ft (153.5m²)/1,652 (285.5m²) respectively.</p> <p>Internally the premises are carpet with suspended ceilings, perimeter trunking and kitchen facilities. The property also benefits from communal heating system, passenger lift, on-site security (Mon-Fri) plus one parking space per suite.</p>
TERMS & RENT	<p>The premises are offered to let on a new 3-5 year 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 granted will be subject to a 6-12 month rolling option to determine in the event of redevelopment. Further details on the lease terms are available on request.</p> <p>The premises are available to let on a commencing rental of £10.00 per sq.ft, exclusive of business rates and service charges</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Redbridge – 020 8554 5000.</p> <p>Rateable value – North - £33,750. South - £22,000.</p>
EPC	<p>EPC is Band C, expiry February 2028. Copy is available on request.</p>
VIEWING	<p>Strictly by appointment:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill, Essex IG9 6LL</p> <p>Tel 020 8498 9292</p>
	<p>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services & installations are un-tested and applicants will need to ascertain the condition of such installations themselves prior to making any offer.</p>