



ON BEHALF OF THE
LONDON BOROUGH OF REDBRIDGE

TOWN CENTRE OFFICE PREMISES

Net Internal Area 4,994ft² (464m²)

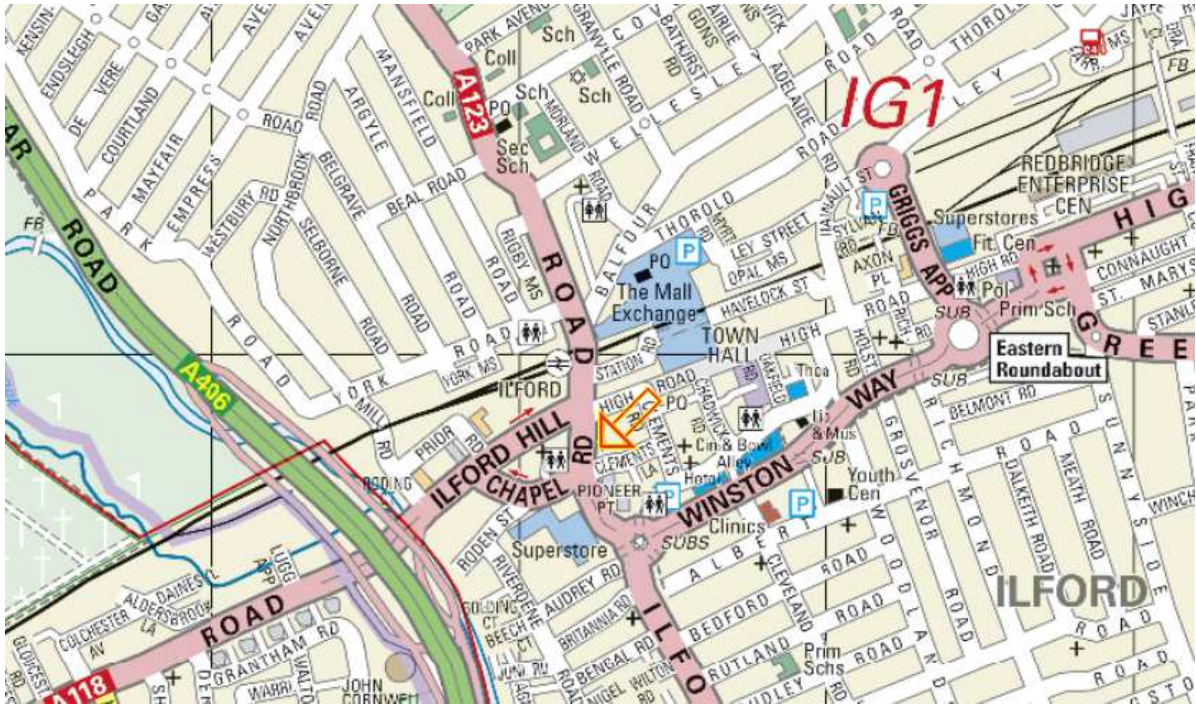
**4th Floor, (North & South) Ilford
Chambers, 11 Chapel Road, Ilford,
ESSEX IG1 4DU**



LOCATION	<p>The premises are located in the heart of Ilford Town Centre adjacent to Ilford British Rail station fronting directly onto the junction of Ilford Hill, Chapel Road, High Road and Cranbrook Road.</p> <p>Ilford's Exchange Shopping Centre and High Road are located within close proximity and the A406 north circular arterial route less than half a mile from the subject premises.</p>
DESCRIPTION	<p>The premises comprise of a fourth floor office premises within this multi tenanted building and offer a net internal area of 4,994 ft² (464m²).</p> <p>It is possible the floor can be divided to alternatively offer 1,969ft² (183m²) / 3,024ft² (281m²).</p> <p>Internally, the premises are carpeted with suspended ceilings, perimeter trunking and kitchen facilities. In addition, one car parking space is allocated to the entire floor.</p>
LEASE	<p>The premises are offered to let upon a new 3-5 year internal repair and insuring lease which is to be granted outside the provisions of Part II of the Landlord and Tenant Act 1954.</p>
RENT	<p>The premises are available to let at a commencing rental of £12.00 per sq.ft exclusive of business rates and service charge.</p>
PLANNING / RATING	<p>Entire floor - Rateable value - £34,500.00. Northern section - Rateable value - £13,750.00 Southern section - Rateable value - £20,750.00</p> <p>The premises currently hold a B1 office use, all further enquiries in respect to planning should be directed to The London Borough of Redbridge's Planning Department - 020 8554 5000</p>
EPC	<p>Band C – Copy available upon request</p>
VIEWING	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill Essex IG9 6LL</p>

Tel 020 8498 9292

LOCATION MAP



LAYOUT PLAN – FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



These Particulars do not constitute an offer or contract. We have not tested any of the services referred to in these particulars. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.