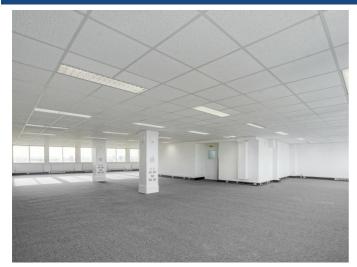
FIRST FLOOR OFFICE TO LET WITH PARKING FIRST FLOOR, AVICENNA HOUSE, 258-262 ROMFORD ROAD, LONDON, E7 9HZ 2,600 SQ.FT (241.55 M²)







Key Features

- · LED Lighting
- · Suspended Ceilings
- · Air Conditioning
- · Carpeting Throughout
- · Passenger Lifts
- · Allocated Car Parking
- · Concierge/receptionist
- · DDA Access

Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

Contact:

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306 Green Lane Ilford, Essex IG1 1LQ

Tel: 020 8599 9911 _ ., info@cliffords-

Email: estates co uk

Location

This office is located in a prominent position on Romford Road (All8) by the Upton Lane and Woodgrange Road junction.

Forest Gate Station and Maryland Station are a stones throw away which offer excellent transport links to Central London and the surrounding areas.

Accommodation

The demise forms the first floor of this self-contained office block comprising 8 levels of naturally lit open-plan office accommodation serviced by a passenger lift. This floor benefits from suspended ceilings, LED lighting, carpeting throughout, as well as air conditioning, shared WC's, and allocated car parking. We are advised that the building is to be refurbished to provide a new DDA compliant entrance, concierge/receptionist, and tiled lobby with office plaques. Approximate area is as follows:

Total 2,600 sq.ft (241.55 m²)

Lease Terms

The premises is offered by virtue of a new Full Repairing and Insuring Lease for a term by arrangement or alternatively on an annual license basis.

Rent

£32,500 per annum exclusive payable quarterly in advance on the usual quarter days

Rates

Rateable Value To be re-assessed.

VAT

Value Added Tax may be applicable in respect of this transaction. Further details are available on request.

Service Charge

An estimated service charge of £3.50 per square foot is forecasted for this year, TBC.

Energy Performance Asset Rating

D This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

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