

## FIRST FLOOR OFFICE TO LET WITH PARKING

FIRST FLOOR, AVICENNA HOUSE, 258-262 ROMFORD ROAD,  
LONDON, E7 9HZ  
2,600 SQ.FT ( 241.55 M<sup>2</sup> )



### 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:

Ravi Kataria

[Ravi@cliffords-estates.co.uk](mailto:Ravi@cliffords-estates.co.uk)

Rajiv Kataria

[Rajiv@cliffords-estates.co.uk](mailto:Rajiv@cliffords-estates.co.uk)



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: [info@cliffords-estates.co.uk](mailto:info@cliffords-estates.co.uk)

### Location

This office is located in a prominent position on Romford Road (A118) 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 m <sup>2</sup> )
-------	---------------------------------------

### 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	◀ 90	This is how energy efficient this building is
---	------	---

### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

FIRST FLOOR OFFICE TO LET WITH PARKING

FIRST FLOOR, AVICENNA HOUSE, 258-262 ROMFORD ROAD,  
LONDON, E7 9HZ

2,600 SQ.FT ( 241.55 M<sup>2</sup> )



**RICS**

the mark of  
property  
professionalism  
worldwide