

TO LET SEPARATELY OR COMBINED - WHOLE OFFICE BLOCK FLOORS WITH ALLOCATED PARKING

AVICENNA HOUSE, 258-262 ROMFORD ROAD, LONDON, E7 9HZ
2,400 SQ.FT - 20,790 SQ.FT (222.97 M² - 1931.45 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:

Ravi Kataria

Ravi@cliffords-estates.co.uk

Rajiv Kataria

Rajiv@cliffords-estates.co.uk



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



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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

8 levels of naturally lit open-plan office accommodation serviced by a passenger lift. Each floor benefits from suspended ceilings, either LED or fluorescent tube lighting, new carpeting throughout, and allocated car parking. There are male and female WC's on alternate floors. We are advised that the building has been refurbished to provide a new DDA compliant entrance, concierge/receptionist, and tiled lobby with office plaques. The uppermost floors enjoy great views of Canary Wharf and Central London. Approximate floor areas are as follows:

| | |
|------------------------------|---|
| Ground Floor - NOW LET | 2,500 sq.ft (232.26 m ²) |
| First Floor - NOW LET | 2,600 sq.ft (241.55 m ²) |
| Second Floor - NOW LET | 2,655 sq.ft (246.66 m ²) |
| Third Floor - OFFICE SUITES | 2,645 sq.ft (245.73 m ²) |
| Fourth Floor - OFFICE SUITES | 2,675 sq.ft (248.52 m ²) |
| Fifth Floor - NOW LET | 2,580 sq.ft (239.69 m ²) |
| Sixth Floor - NOW LET | 2,585 sq.ft (240.15 m ²) |
| Seventh Floor - AVAILABLE | 2,550 sq.ft (236.90 m ²) |
| Total | 20,790 sq.ft (1931.45 m²) |

Lease Terms

The property can be leased on a floor-by-floor basis, combined, or as a whole, for a term by arrangement.

Rent

Upon Application

Rates

| | |
|----------------|-------------------|
| Rateable Value | To be re-assessed |
|----------------|-------------------|

VAT

Value Added Tax may be applicable in respect of this property. 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.