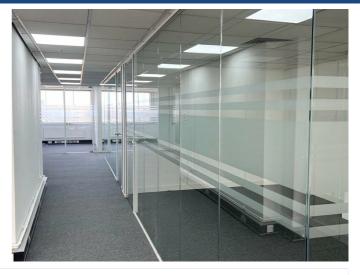
OFFICE SUITES TO LET FOURTH FLOOR, AVICENNA HOUSE, 258-262 ROMFORD ROAD, LONDON. E7 9HZ 75 SQ.FT - 3,977 SQ.FT (6.97 M² - 369.48 M²)







Key Features

- Flexible agreements
- · Suspended ceilings
- Natural lighting
- Passenger lift
- Manned Reception
- · DDA Compliant Access

Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

Contact:

Ravi Kataria

Ravi@cliffordsestates.co.uk

Rajiv Kataria

Rajiv@cliffordsestates.co.uk



Chartered Surveyors

306 Green Lane Ilford, Essex IG1 1LQ Tel: 020 8599 9911 info@cliffords-

Email[.]



Location

This office building 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

Office suites located at fourth floor level benefiting from suspended ceilings, carpeting throughout and shared staff facilities. We are advised of the following availability:

237 sq.ft (22.02 m ²)
86 sq.ft (7.99 m ²)
83 sq.ft (7.71 m ²)
166 sq.ft (15.42 m ²)
145 sq.ft (13.47 m ²)
258 sq.ft (23.97 m ²)
221 sq.ft (20.53 m ²)
87 sq.ft (8.08 m ²)
79 sq.ft (7.34 m ²)
146 sq.ft (13.56 m ²)
162 sq.ft (15.05 m ²)
172 sq.ft (15.98 m ²)

Lease Terms

The office suites are offered individually or combined by virtue of annual license agreements. A schedule of availability and rents is available upon request.

Rent

Starting from £350 per calendar month per suite inclusive of all outgoings bar business rates.

Rates

Rateable Value

VAT

To be re-assessed

Value Added Tax may be applicable in respect of this transaction. Further details

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.



are available on request.

Service Charge

Service charge is included within the rent

Energy Performance Asset Rating

D	◀ 90	This is how energy efficient this building is

Legal Costs

The incoming Tenant is to bear the Landlord's reasonable legal expenses in drafting the agreement.