

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.

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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:

Fourth Floor	
Suite 401 - NOW LET	237 sq.ft (22.02 m ²)
Suite 402 - NOW LET	86 sq.ft (7.99 m ²)
Suite 403 - NOW LET	83 sq.ft (7.71 m ²)
Suite 404	166 sq.ft (15.42 m ²)
Suite 405	145 sq.ft (13.47 m ²)
Suite 406	258 sq.ft (23.97 m ²)
Suite 407	221 sq.ft (20.53 m ²)
Suite 408 - NOW LET	87 sq.ft (8.08 m ²)
Suite 409	79 sq.ft (7.34 m ²)
Suite 410 - NOW LET	146 sq.ft (13.56 m ²)
Suite 411	162 sq.ft (15.05 m ²)
Suite 412 - NOW LET	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 outgoing bar business rates.

Rates

Rateable Value	To be re-assessed
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VAT

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.

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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.