

TO LET - NEW OPEN-PLAN GROUND FLOOR COMMERCIAL  
PREMISES WITH 55FT FRONTAGE  
1 CHAMPNESS CLOSE, LONDON, E17 6ZA  
2,530 SQ.FT ( 235.04 M<sup>2</sup> )



### Key Features

- 55ft frontage
- Allocated parking
- 'A' rated EPC

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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### Location

Situated to the west side of Blackhorse Lane to the north of Forest Road (A503) and Blackhorse Road Mainline and Underground Station.

### Accommodation

Self-contained open-plan commercial premises + 1 allocated car parking space and extensive 55ft frontage, forming part of the ground floor of a new substantial mixed-use development with residential accommodation above. Approximate area is as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Total	2,530 sq.ft ( 235.04 m <sup>2</sup> )
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### Lease Terms

The premises is offered by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

### Rent

£40,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

### Rates

Rateable value	To be assessed
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### VAT

VAT is applicable in respect of this transaction.

### Service Charge

A service charge may be applicable in respect of this transaction. Further details are available on request.

### Energy Performance Asset Rating

A	24	This is how energy efficient this building is
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### Legal Costs

Each party to bear their own legal fees.

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.