

**SUBSTANTIVE DOUBLE-FRONTED GROUND FLOOR 'E' CLASS  
COMMERCIAL UNIT TO LET WITH BASEMENT IN ILFORD**  
78-80 CRANBROOK ROAD, ILFORD, ESSEX, IG1 4NH  
5,579 SQ.FT ( 518.31 M<sup>2</sup> )



**Key Features**

- Prime Location
- Rear Loading/Unloading/Car Parking Area
- Adjacent to Tesco Express
- Walking Distance from Ilford Station
- Electric Roller Shutters
- 3 Phase Power (Untested)
- Double-fronted

**Viewing**

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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**Location**

The property is located within a busy retail parade on Cranbrook Road (A123) within walking distance to Ilford mainline station, recently upgraded to the Crossrail Scheme, benefitting from increased service frequencies into key Central London destinations. Ilford Shopping Centre and it's accompanied High Street is also walking distance from the property. Road links in the area are favourable with A123 directly connecting to the A12 and the A406 London North Circular Road. Notable occupiers nearby include Tesco Express adjacent to the unit, Cakebox, Holland & Barrett, Subway, Superdrug and Costa together with the leading Banks and Building Societies and other leading High Street Brands on High Road, Ilford.

**Accommodation**

The unit comprises of a ground floor 'E' class commercial unit with basement accommodation, benefitting from rear access serving loading/unloading/car parking. Approximate areas is as follows in accordance with the RICS Code of measuring Practice (6th Edition):

Ground Floor	4,574 sq.ft ( 424.94 m <sup>2</sup> )
Basement	1,004 sq.ft ( 93.27 m <sup>2</sup> )
<b>Total</b>	<b>5,579 sq.ft ( 518.31 m<sup>2</sup> )</b>

**Lease Terms**

The premises is available 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**

£87,500 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

**Rates**

Rateable Value	To be re-assessed
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**VAT**

Value Added Tax is applicable in respect of this property.

**Service Charge**

A Service charge is not applicable in respect of this property.

**Energy Performance Asset Rating**

C	◀ 71	This is how energy efficient this building is
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**Legal Costs**

Each party to bear their own.