

TO LET - NEW DOUBLE-FRONTED COMMERCIAL PREMISES
 NEXT TO NHS CENTRE
 PART OF UNIT 2, HORIZON BUILDING, 51-59 ILFORD HILL, ILFORD,
 IG1 2DG
 2,663 SQ.FT (247.40 M²)



Key Features

- Fully glazed frontage
- Ceiling height 3.6m min / 4.4m max

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria

Rajiv@cliffords-estates.co.uk

Priya Parmar

PParmar@cliffords-estates.co.uk



306 Green Lane
 Ilford, Essex
 IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



Location

The Horizon Building is one of Ilford's new landmark mixed-use scheme. It is located next to Ilford's new Station entrance which is subject to the Elizabeth Line providing frequent and fast services to Stratford, Central London and surrounds. The subject property is situated next door to a new NHS eye clinic that has recently opened and a few door's away from One Stop, a Tesco brand convenience, which is due to open imminently.

Accommodation

Comprising open plan accommodation in shell condition. Amenities include a large, fully glazed frontage and a minimum floor to ceiling height of 3.6m (max 4.4m). Approximate Net Internal Area (NIA) is as follows:

Total	2,663 sq.ft (247.40 m ²)
-------	---------------------------------------

Lease Terms

The premises is available by virtue of a new underletting for a term to be agreed but expiring no later than 05/07/2033. Such underlease is to be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Rent

£33,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	To be assessed.
----------------	-----------------

VAT

VAT is applicable in respect of this transaction.

Service Charge

A service charge of £1.10 psf is estimated.

Energy Performance Asset Rating

D	◀ 96	This is how energy efficient this building is
---	------	---

Legal Costs

Each party to bear their own legal fees. The incoming Tenant to pay for the superior Landlord's reasonable legal and surveying fees in connection with the License to Underlet.

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.