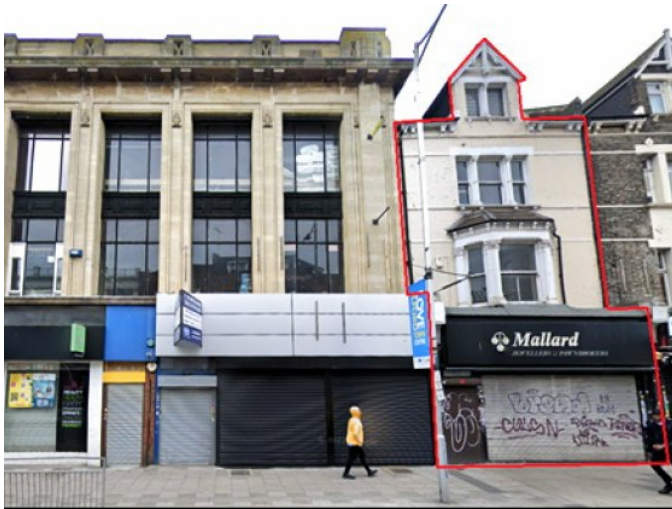


TO LET - PRIME 'E' CLASS COMMERCIAL PREMISES ON CRANBROOK ROAD, WALKING DISTANCE FROM ILFORD STATION.

44 CRANBROOK ROAD, ILFORD, ESSEX, IG1 4NF
2,762 SQ.FT (256.60 M²)



Key Features

- Prime Location
- Walking Distance from Ilford Station

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 the east side of Cranbrook Road, conveniently close to the Exchange Shopping Mall and walking distance to Ilford (part of Crossrail). Notable occupiers nearby include Tesco Express, Wilkos, Holland & Barrett, Superdrug and Costa together with the leading Banks and Building Societies amongst other leading High Street Brands on the High Road, Ilford.

Accommodation

The premises comprises of ground floor sales area with staff facilities, smoking area and internal staircase to an acillary basement. The first, second and third floors of the building are also included and serve as office/storage accommodation with an independent entrance to the front of the building. Approximate floor areas are as follows as extracted from floorplans, on a Net Internal Area (NIA) basis:

Basement	477 sq.ft (44.31 m ²)
Ground Floor	816 sq.ft (75.81 m ²)
First Floor	594 sq.ft (55.18 m ²)
Second Floor	568 sq.ft (52.77 m ²)
Third Floor	307 sq.ft (28.52 m ²)
Total	2,762 sq.ft (256.60 m²)

Lease Terms

The premises is available by way of a new Full Repairing and Insuring lease for a maximum term certain of 3 years with mutual rolling break clauses thereafter.

Rent

£35,000 per annum exclusive of all outgoings, 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 not applicable in respect of this transaction.

Service Charge

Service charge is not applicable in respect of this property.

Energy Performance Asset Rating

C	◀ 53	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

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.