



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,620 PER ANNUM

- Industrial unit
- Totalling approx 1,200 sq ft
- Suitable for a variety of uses
- New lease
- Unrestricted access

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

SMALL WAREHOUSE, THE VINTRY, 53 REDBRIDGE LANE EAST, ILFORD, ESSEX, IG4 5EY



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Location

This property is situated between the M11, A406 and A12, and access can therefore be provided from here to national and international transport links including European sea links, as well as Stansted and City Airports. Redbridge Underground Station (Central Line) is located less than 0.6 miles (1 km) away and this provides a regular service into Central London. The area is also served by local buses.

Description

Comprising a self-contained single-storey industrial unit totalling approximately 1,200 sq ft (111.4 sq m). This space is best suited to traditional business storage rather than manufacturing, although creative and alternative uses will be considered. Please note that the property has an electricity supply but no water supply and therefore there are no toilet or kitchen facilities available.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,620 plus VAT per annum exclusive. The lease would be outside of the Landlord and Tenant Act 1954.

Business Rates

Redbridge Council have advised us of the following:

2023 Rateable Value: £11,000
UBR 2024/25: 0.499
Rates Payable 2024/25: £5,489

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain current rate liability.

Legal Costs

To be met by the incoming tenant.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.



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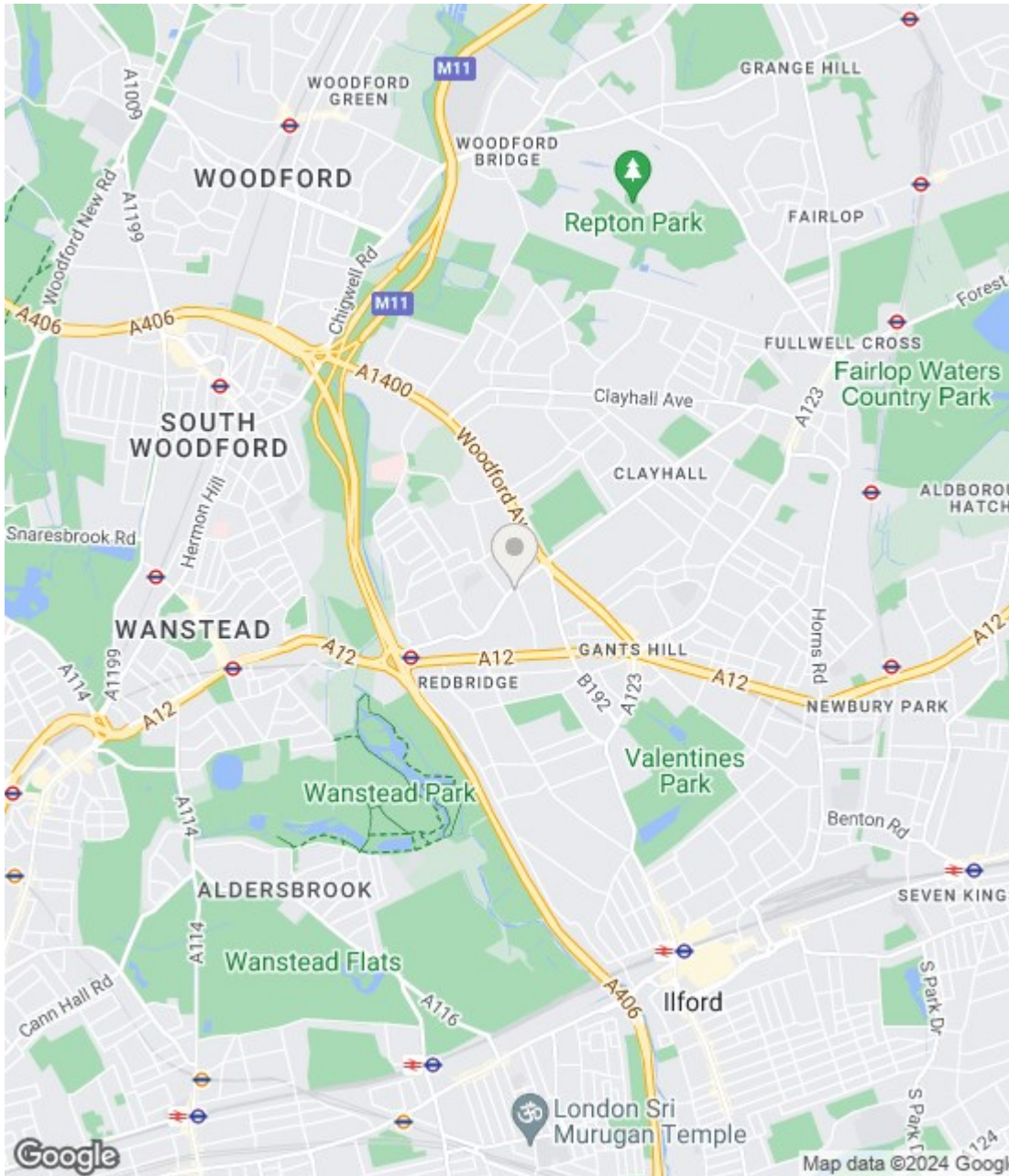
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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