



25-27 Horns Road, Ilford, IG2 6BN

An office / workshop facility nearby to the A12 in Ilford and Newbury Park tube station

- Flexible industrial or office space in East London
- Accessible location close to road (A12) and rail transport (Newbury Park tube station)
- Flexible terms available
- Shared Car Park with parking for 1 car park space
- Popular location close to other retail outlets, Lidl, B&Q, Aldi, and B & M
- Approximately 1.1m equi distance to Barkingside High Street in the North and Ilford Town Centre

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,061 sq ft
Rent	£15,000 per annum exclusive
Business Rates	To be assessed
EPC Rating	Upon enquiry

Description

The property offers mainly open plan floor space on the first floor, accessed via a protected door facing onto the car park and approached via Springfield Drive. The subject unit forms part of a larger brick built warehouse which has the benefit of a WC on the ground floor and an additional WC on the 1st floor landing. Internally, the unit is very bright from the natural light coming through the flank elevation picture windows and part glazed skylight panels on the lean to roof. The unit, though in need of refurbishment benefits both from electric and water supply.

Location

The main building occupies a prominent position on Horns Road close to the junction with the A12, within the London Borough of Redbridge. The immediate area comprises a mix of residential and commercial uses with Ilford town centre, which is the area's main commercial hub and host to numerous shops, restaurants and amenities, being approximately 1 mile to the south-west of the site.

Entrance to the subject unit is from the rear via Springfield Drive.

The property is well located for access into London via the A12 and A406 with additional wider links from M25 and M11. Newbury Park station is located approximately 500m to the South East of the site providing regular London Underground and National Rail services including access to the new Elizabeth line. Journey times include Bank within 26 minutes and Tottenham Court Road within 24 minutes, from Ilford or Seven Kings Stations.

Current local businesses include B&Q, ToysRus, Aldi, Pets at Home, JD Sports, Pet Store, McDonalds and also the Holiday Inn hotel.

Viewings

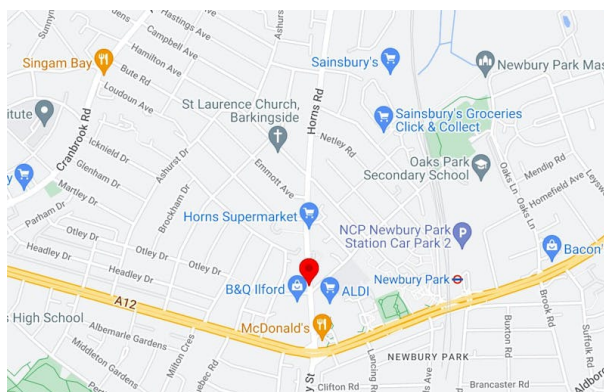
Strictly by appointment through the sole agent:

Lease

A new sub-lease for a term to be agreed

Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective tenant solicitors undertaking to pay the superior landlord's legal costs.



Viewing & Further Information

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