

Ref:

TO LET GROUND FLOOR OFFICE WITH LARGE FORE COURT



**Park House, 168 Stainforth
Road, Ilford, Greater London,
IG2 7EL**

LOCATION: The property is situated in this prominent corner location, at the junction of Stainforth Road and Wards Road, in Newbury Park. The nearest station is Newbury Park's central line underground station being less than 600m from the property, and Seven Kings mainline and Elizabeth Line station is less than 900m away.

The A127 is easily accessed by car and provides direct routes to Gants Hill and South Woodford the A406 and A12 new road in one direction, as well as Romford and the M25 in the alternate direction.

DESCRIPTION: This property is located in this extremely visible location, with it's own car park. The property comprises of office space of approx 1,249 sqft (116.11 sqm) and storage space of 940 sqft (87.33 sqm).

The property provides parking for 8-9 cars, as well as a self contained garden, kitchen, 2 W.C's, alarm system, new windows throughout, a manual roller shutter, gas central heating and carpeting. The property benefits from use class E and would be suitable for a variety of different uses.

The property is available to let, upon a new full repairing and insuring lease, the terms of which are to be agreed.

N.B. **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

AMENITIES:

- **OFFICES OF APPROX 1,247 SQFT (116.11 SQM)**
- **SECURE GARAGE STORAGE OF APPROX 940 SQFT (87.33SQM)**
- **FORE COURT PARKING FOR APPROX 8-9 CARS**
- **NEWLY DOUBLE GLAZED**
- **KITCHEN AND 2 X W.C.'S**
- **GAS C/H**
- **MANUAL ROLLER SHUTTER TO GARAGE**

TERMS: The property is available to let, upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £35,000 p.a.x.

SERVICE CHARGE: TBC

RATES PAYABLE: Approx. £5,738.50 pa

EPC RATING: D-81

REFERENCES: Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenant

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via sole agents

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.