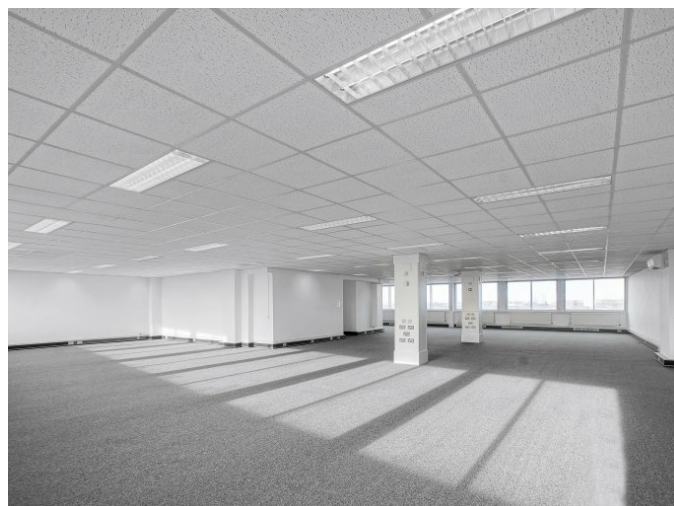


SERVICED OFFICES TO LET ON FLEXIBLE AGREEMENTS
 AVICENNA HOUSE, 258-262 ROMFORD ROAD, LONDON, E7 9HZ
 70 SQ.FT - 3,977 SQ.FT (6.50 M² - 369.48 M²)



Key Features

- LED Lighting
- Suspended Ceilings
- Air Conditioning
- Carpeting Throughout
- Passenger Lifts
- Allocated Car Parking
- Concierge/Receptionist
- DDA access

Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

Contact:

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 Ilford, Essex
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Location

This office building is located in a prominent position on Romford Road (A118) by the Upton Lane and Woodgrange Road junction.

Forest Gate Station and Maryland Station are a stones throw away which offer excellent transport links to Central London and the surrounding areas.

Accommodation

The building comprises of 8 levels of naturally lit open-plan office accommodation serviced by a passenger lift. Each floor benefits from suspended ceilings, either LED or fluorescent tube lighting, new carpeting throughout, and allocated car parking. There are male and female WC's on alternate floors. We are advised that the building has been refurbished to provide a new DDA compliant entrance, concierge/receptionist, and tiled lobby with office plaques. The uppermost floors enjoy great views of Canary Wharf and Central London. Approximate floor areas are as follows:

Ground Floor - NOW LET	2,500 sq.ft (232.26 m ²)
First Floor - NOW LET	2,600 sq.ft (241.55 m ²)
Second Floor - NOW LET	2,655 sq.ft (246.66 m ²)
Third Floor - NOW LET	2,645 sq.ft (245.73 m ²)
Fourth Floor - OFFICE SUITES	2,675 sq.ft (248.52 m ²)
Fifth Floor - NOW LET	2,580 sq.ft (239.69 m ²)
Sixth Floor - NOW LET	2,585 sq.ft (240.15 m ²)
Seventh Floor - OFFICE SUITES	2,550 sq.ft (236.90 m ²)
Total	20,790 sq.ft (1931.45 m²)

Lease Terms

Office are suites available to be let on new flexible lease terms on the 4th and 7th floors. See below availability and rents exclusive of business rates and VAT. Rent is inclusive of utilities, general maintenance, communal areas, initial key and fobs, building insurance and building security.

Fourth Floor

Suite 406 - 5 desks - £875.00 pcm + VAT

Suite 407 - 4 desks - £700.00 pcm + VAT

Suite 410 - 4 desks - £700.00 pcm + VAT

Suite 412 - 3/4 desks - £525.00 pcm + VAT

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.



Seventh Floor

Suite 701 - UNDER OFFER

Suite 702 - 2 desks - £425.00 pcm + VAT

Suite 703 - 2 desks - £425.00 pcm + VAT

Suite 704 - 2 desks - £425.00 pcm + VAT

Suite 705 - 2 desks - £425.00 pcm + VAT

Suite 706 - 6 desks - £1050.00 pcm + VAT

Suite 707 - 5 desks - £875.00 pcm + VAT

Suite 708 - 5 desks - £875.00 pcm + VAT

Rent

Upon Application

Rates

Rateable Value	To be re-assessed
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VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

Service Charge

An estimated service charge of £6.17 per square foot is forecasted for this year, TBC.

Energy Performance Asset Rating

D	◀ 90	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.