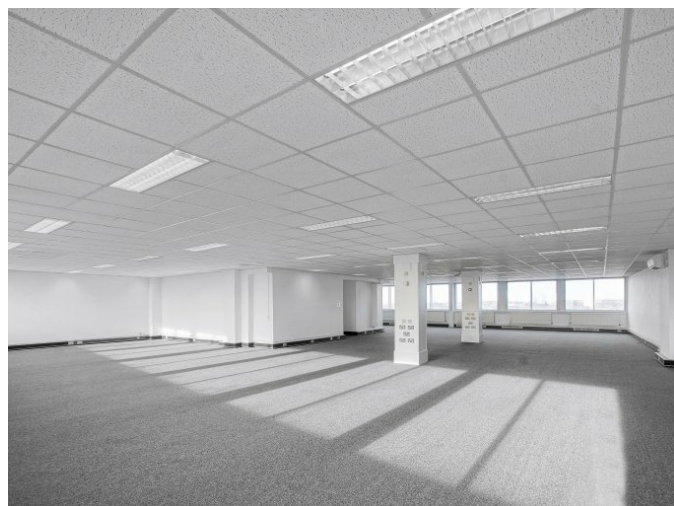


SERVICED OFFICES TO LET ON FLEXIBLE AGREEMENTS
AVICENNA HOUSE, 258-262 ROMFORD ROAD, LONDON, E7 9HZ
70 SQ.FT - 1,390 SQ.FT (6.50 M² - 129.14 M²)



Key Features

- Natural 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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306 Green Lane

Ilford, Essex

IG1 1LQ

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property
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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 each floor. 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.

Lease Terms

Office 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 404 - 7 desks - £1,225.00 pcm + VAT

Seventh Floor

Suite 701 - 4 desks - £700.00 pcm + VAT

Suite 702 - 3 desks - £525.00 pcm + VAT

Suite 709 - 2 desks - £350.00 pcm + VAT

Suite 710 - 3 desks - £525.00 pcm + VAT

Suite 713 - 2 desks - £350.00 pcm + VAT

Rent

Upon Application

Rates

Rateable Value

To be re-assessed

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A Service charge is applicable in respect of this property. Further details on request.

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.

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Energy Performance Asset Rating

D

◀ 90

This is how energy efficient
this building is

Legal Costs

Each party to bear their own legal costs.