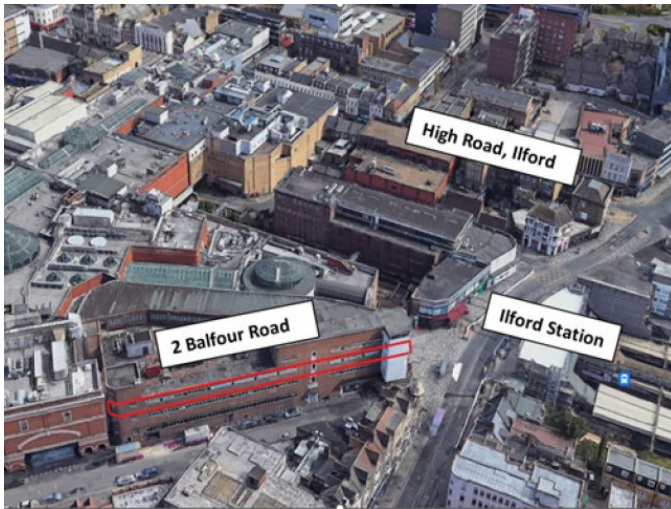


TO LET - WHOLE OFFICE FLOOR OPPOSITE ILFORD STATION
 WITH 8 ALLOCATED CAR PARKING SPACES
 THIRD FLOOR, 2 BALFOUR ROAD, ILFORD, IG1 4HP
 11,750 SQ.FT (1091.61 M²)



Key Features

- Lift access
- Suspended ceilings
- Perimeter trunking
- Air conditioning
- Town Centre location
- 8 Allocated Car Parking Spaces

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

Contact:

Rajiv Kataria

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Ravi Kataria

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Location

The building fronts both Balfour Road and Cranbrook Road and adjoins the Ilford Exchange Shopping Centre. It is conveniently located just opposite Ilford Station which is subject to ongoing improvement works in preparation for the new Elizabeth Line (Crossrail). Ilford Exchange Shopping Centre, Cranbrook Road, and High Road, Ilford are all within close proximity of the demise and boast the majority of all High Street Brands and eateries.

Accommodation

Accommodation comprises various partitioned office suites forming the entire 3rd floor of the building, with staff facilities to include cafeteria and both male and female WC's along with 8 allocated car parking spaces. Amenities include lift access, suspended ceilings, perimeter trunking, ethernet ports, and air conditioning (untested). Approximate area is as follows in accordance with the International Property Measurement Standards for Offices:

Total	11,750 sq.ft (1091.61 m ²)
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Lease Terms

The premises is available by virtue of a new Full Repairing and Insuring (FRI) lease for a term by arrangement subject to periodic, upward only rent reviews.

Rent

£150,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Rates

Rateable value	To be re-assessed
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VAT

Value Added Tax is applicable in respect of this transaction. Further details are available on request.

Service Charge

A service charge may be applicable in respect of this property. Further details available upon request.

Energy Performance Asset Rating

D	82	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.



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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.