

TO LET - 'OVEN READY' OFFICES WITH RETAIL FRONTAGE  
 CROWN HOUSE, 227 ALDBOROUGH ROAD SOUTH, ILFORD, IG3 8HZ  
 2,729 SQ.FT ( 253.53 M<sup>2</sup> )



### Key Features

- Electric roller shutters
- Air conditioning (untested)
- Carpeting throughout
- Suspended ceilings
- LED lighting
- Lightwells
- CAT 6 cabling
- Perimeter trunking
- CCTV
- Burglar alarm system
- Telephone system
- Office furniture

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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 Ilford, Essex  
 IG1 1LQ  
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### Location

The property is centrally located on Aldborough Road South, within a neighbourhood parade of shops, less than half a mile (0.4 miles) from the A12 to the North. Newbury Park Station is also a 10 minute walk to the North providing Central Line services to Stratford, Liverpool Street and surrounds. Seven Kings Station is almost equidistant to the South and is subject to the new Elizabeth Line. Free raised Kerb parking can be found on surrounding roads.

### Accommodation

Comprising surplus offices with retail frontage, with accommodation consisting of sales area, meeting room, main offices, board room, stores, staff facilities and small external break out area. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales area	471 sq.ft ( 43.76 m <sup>2</sup> )
Meeting room	139 sq.ft ( 12.91 m <sup>2</sup> )
Main offices	1,337 sq.ft ( 124.21 m <sup>2</sup> )
Board Room	453 sq.ft ( 42.09 m <sup>2</sup> )
Storage	272 sq.ft ( 25.27 m <sup>2</sup> )
Kitchen	57 sq.ft ( 5.30 m <sup>2</sup> )
<b>Total</b>	<b>2,729 sq.ft ( 253.53 m<sup>2</sup> )</b>

### Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

### Rent

£40,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	£13,250
UBR 2023/24	49.9p
Rates Payable	£6,612
Interested parties are advised to verify these figures and check whether they qualify for small business rates relief with London Borough of Redbridge.	

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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property  
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#### **VAT**

VAT is not applicable in respect of this transaction.

#### **Service Charge**

Service charge is not applicable in respect of this transaction.

#### **Energy Performance Asset Rating**

EPC Awaited

#### **Legal Costs**

Each party to bear their own legal fees.