

TO LET - SHOP/OFFICE WITH SECURE CAR PARKING

306 GREEN LANE, ILFORD, IG1 1LQ

1,041 SQ.FT (96.71 M²)



Key Features

- Suspended ceilings
- LED lighting
- Glass partitioning
- Inset blinds
- Perimeter trunking
- Electric roller shutters
- Gated car parking
- Automatic doors
- Ceramic tiling

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The premises is situated at the western end of Green Lane (A1083), directly opposite Tesco Express. Seven Kings Railway Station is in close proximity to the site, located 0.5 miles North-West of the site and can be reached in under 10 minutes by walk.

Accommodation

Comprising various partitioned offices, staff facilities (kitchen & WC), storage and secure car parking for up to 3 vehicles. 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	885 sq.ft (82.22 m ²)
Kitchen	85 sq.ft (7.90 m ²)
Storage	71 sq.ft (6.60 m ²)
Total	1,041 sq.ft (96.71 m ²)

Lease Terms

The premises is available by way of a new lease to be agreed outside of the Landlord & Tenant Act 1954.

Rent

£23,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£16,000
UBR 25/26	49.9p
Rates Payable	£7,984
Interested parties are advised to verify these figures with London Borough of Redbridge	

VAT

Value Added Tax (VAT) is applicable in respect of this property.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

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.