



Furniture & Electrical

AMBALA
The Finest Asian Confectionery

Wellesley House, Units C D & E. 102 Cranbrook Road, Ilford, Essex, IG1 4NH

1,032 - 2,518 Sq Ft (95.87 - 233.92 Sq M)

£15.50 Per Sq Ft

Property Description

This property comprises of three second floor offices, adjacent to each other totalling approx 2,518 sqft (322.92 sqm). The property benefits from glass partitioning, electric heaters, a communal lift, communal W/C and an entryphone system.

The property is offered To Let separately or together upon a new full repairing and insuring lease, outside the provisions of the landlord and tenant act 1954, the terms of which are to be agreed.

Location

The property is located fronting Cranbrook Road (A123) with access via Wellesley Road. Cranbrook Road joins up to Ilford's Town Centre with The Exchange Shopping Mall, Pioneer Point and Ilford's Elizabeth line Station. Cranbrook Road also has an extremely busy bus route.

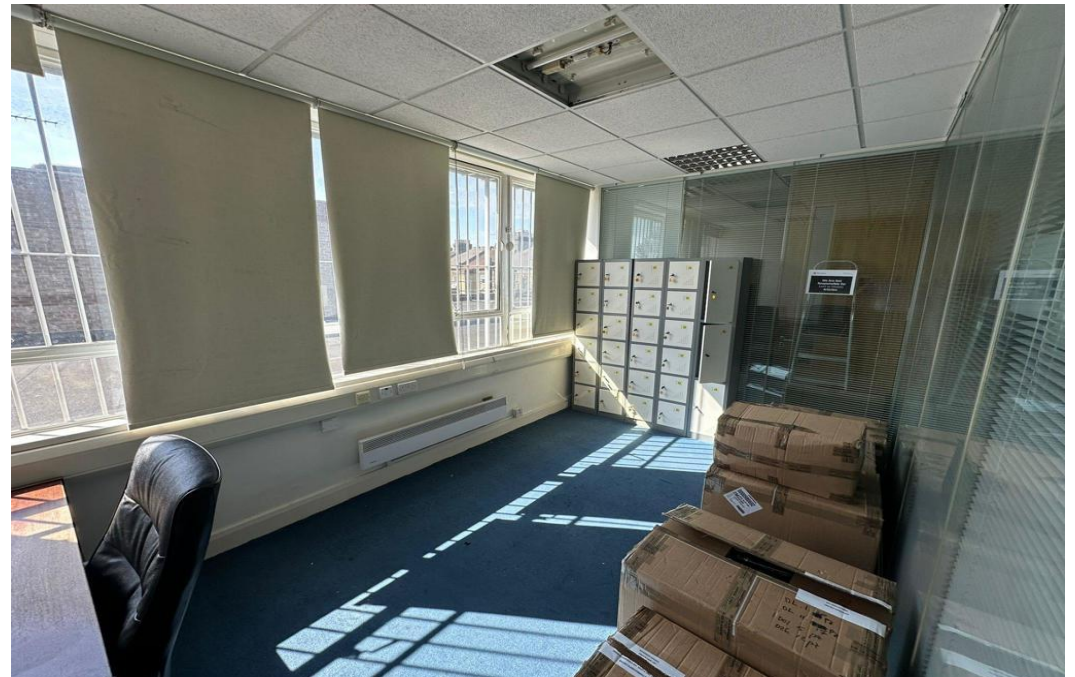
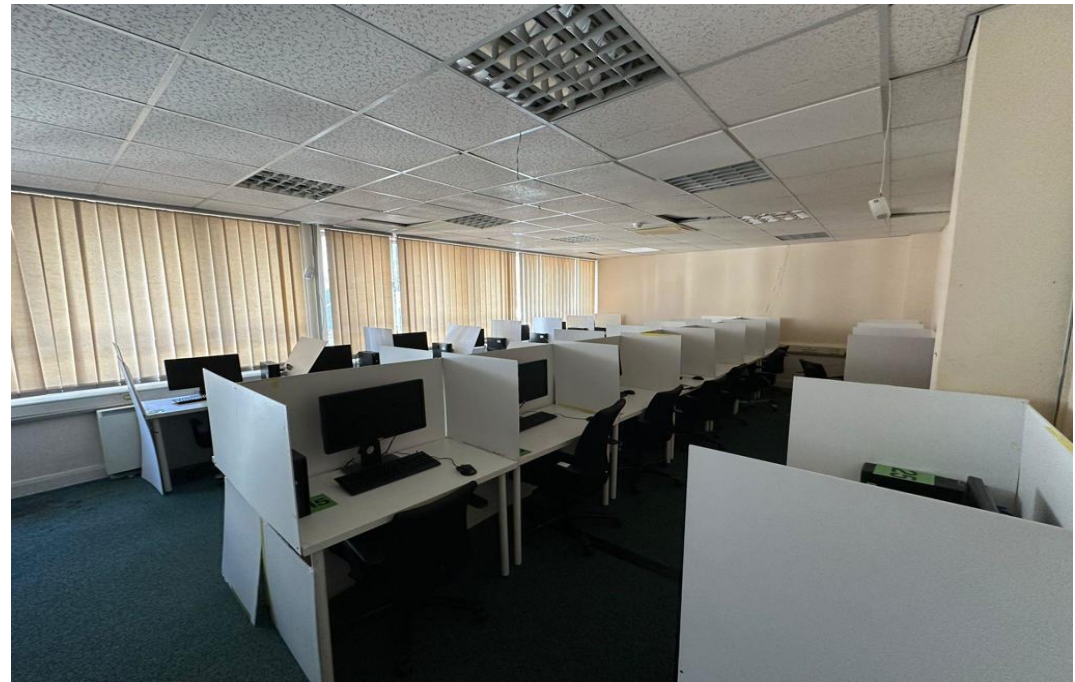
In the opposite direction Cranbrook Road joins up to Gants Hill and Barkingside. Redbridge Roundabout is within 3 miles of the property and providing access to the A406, A13 and M11.

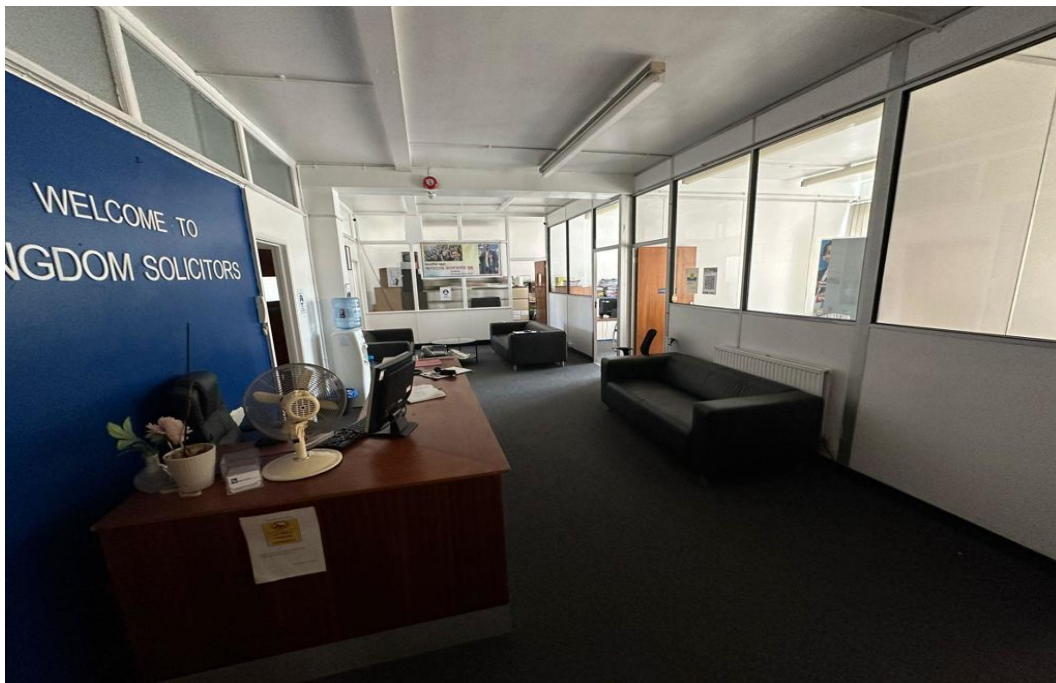
Terms

To let on a new full repairing and insuring lease, outside of the landlord and tenant act 1954, the terms of which are to be agreed.

Rent

£15.50 Per Sq Ft





Key Features

Second floor offices totalling approx 2,518 sqft (322.92 sqm)

Suite C & D Approx 1,032 sqft (95.87 sqm)

Suite E Approx 1,486 sqft (138.05 sqm)

Glass partitioning

Communal lift

Carpeted

Suspended ceiling

Entryphone system

Service Charge

Suite C & D Approx £5,585 p.a.

Suite E Approx £7,580 p.a.

Rates Payable

EPC Rating

Legal Costs

To be paid by the ingoing tenant

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

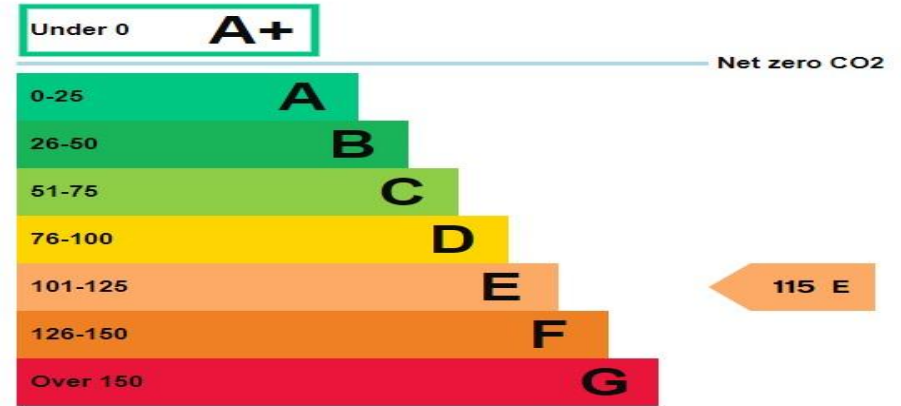
Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Sole Agents Only

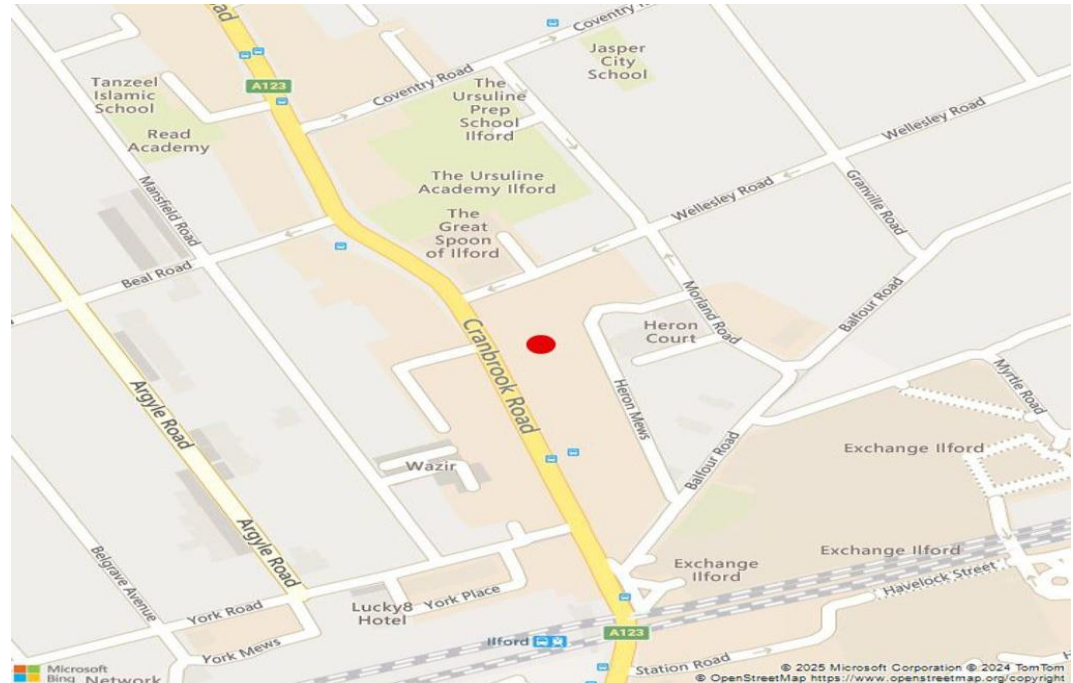
Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



LC

LAND COMMERCIAL

chartered surveyors



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.



Wellesley House, Units C D & E. 102 Cranbrook Road, Ilford, Essex, IG1 4NH

020 8498 8080 • info@landcommercial.co.uk