

London IG1 - 60 Oaklands Park Avenue, Ilford IG1 1TG
Residential Care Home (C2) to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



London IG1 - 60 Oaklands Park Avenue, Ilford IG1 1TG

Residential Care Home (C2) to Rent



Property Features:

- Comprises purpose build C2 residential care home
- Fitted to a high standard and suitable for immediate occupation
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Ilford Overground and Underground Station (Elizabeth Line) is located 15 min walk from the property.
- Occupiers nearby include Lidl, Toolstation and many more.

Property Description:

Comprises two-storey C2 residential care home, providing the following accommodation and dimensions:

Ground Floor: Open plan reception, communal lounge, communal kitchen & dining area, WC/laundry room

First Floor: 10 bedrooms (2 en-suite), 4 communal bathrooms

Total GIA: 262.1 sq m (2,821 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £2,403.85 per week (PCM: £10,416.66)

Deposit: £31,250 (3 Months)

Rateable Value:

Rateable Value – TBC

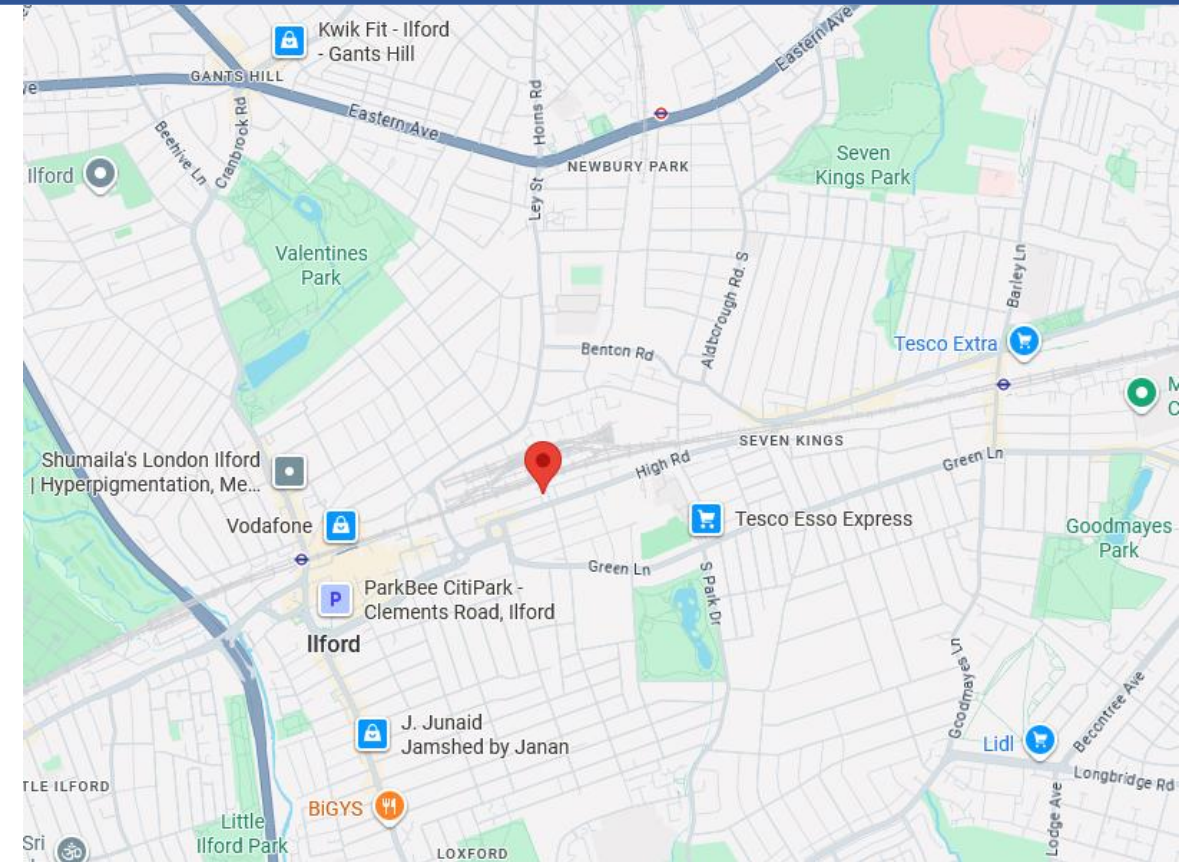
Rates Payable – Prospective tenants are advised to make their own enquiries with the local authority. Rates payable may vary subject to usage and discount schemes available.

EPC:

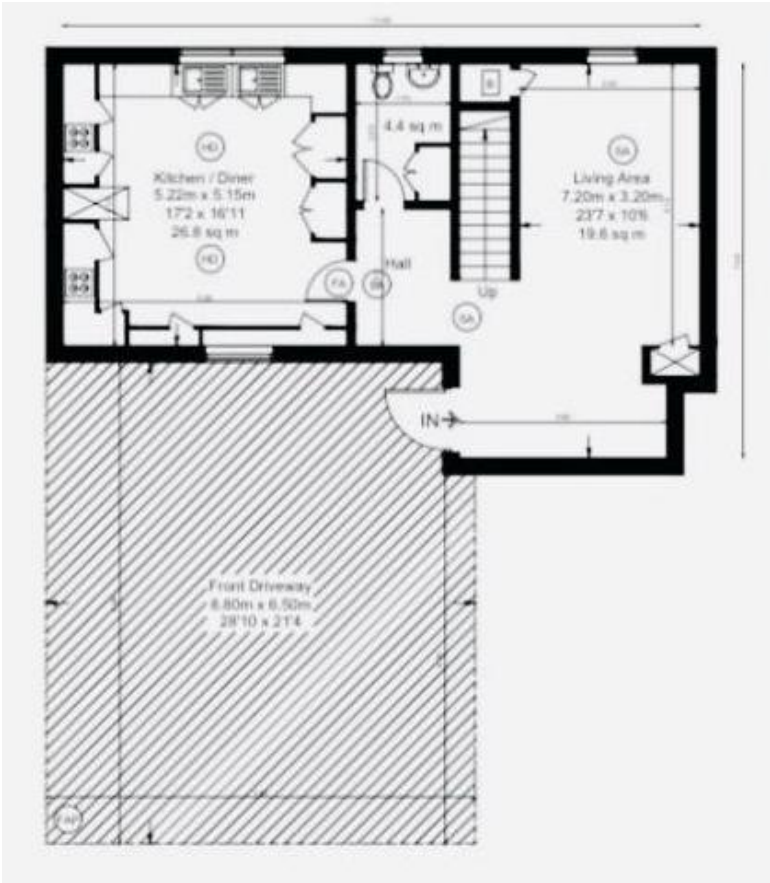
The property benefits from a C Rating. Certificate and further details available on request.

Location:

The town of Ilford is located 9 miles north east of Central London and forms part of the London Borough of Redbridge. The A406 (North Circular) lies immediately to the west and provides links to the A12, A13, M11, A1 and M1 which all in turn link with the M25. Ilford Overground and Underground Station (Elizabeth Line) is located 15 min walk from the property. Occupiers nearby include Lidl, Toolstation and many more.



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Ground Floor



First Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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