



WARDS ROAD

LC

106 Charter Avenue, Ilford, Ilford, Essex, IG2 7AD

1,198 Sq Ft (111.29 Sq M)

£25,000 Per Annum Exclusive

## Ground and First Floor Office Suite

### TO LET

#### Key Features

Ground and first floor offices of approximately NIA of 1,198 sqft / 111 sqm

Double glazing

Alarm

New LED lighting

Carpeted

Gas central heating

Kitchen and W.C. facilities

Garage and large garden included

6 parking spaces

#### Property Description

The property comprises of ground and first floor office suites of approximately NIA of 111 sqm / 1,198 sqft. The property is double glazed throughout and benefits from gas central heating. The property is being refurbished currently and is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

#### Location

The property fronts both Charter Avenue directly on the corner with Wards Road being which can be accessed directly from Ley St.

Ley Street leads within a short drive of the main A12 Eastern Avenue, leading to Newbury Park Station and Essex in an easterly direction through to Gants Hill, M11/A406 North Circular in a westerly direction.





## Terms

The property is being refurbished currently and is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

## Rent

£25,000 Per Annum Exclusive

## Rates Payable

£9,828.00

## EPC Rating

TBC

## Legal Costs

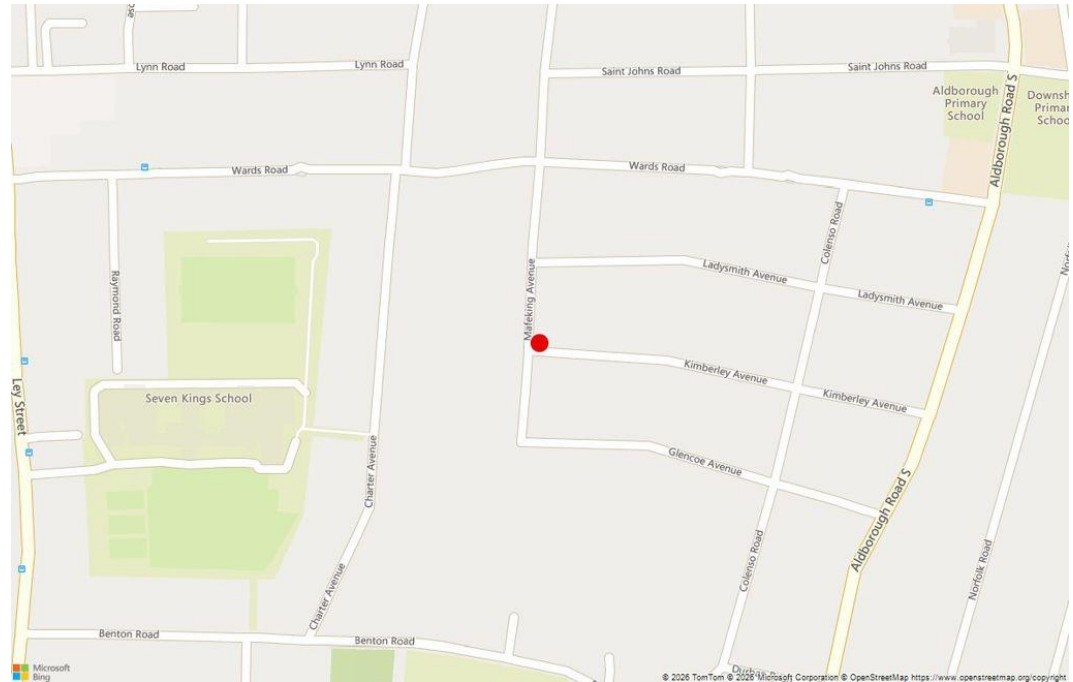
To be paid by ingoing tenant

## Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and conducting AML checks upon the proposed tenants. This fee is non-refundable whether or not the deal complete.

## Viewing

Via Sole Agents Only






  
**LAND COMMERCIAL**  
 chartered surveyors

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