

OFFICES TO LET

65 New North Road, Hainault, Ilford, IG6 2EU

2,195 sq. ft (204m²) First Floor

Brand New Commercial Building

D1 Use for Medical or Training, and B1 use for Offices. Also D2 use available



Location

New North Square is a landmark development undertaken by Taylor Wimpey located in the heart of Hainault. Hainault Underground Station (Central line) is within easy walking distance offering excellent connectivity to the City, Stratford and Central London.

Location Plan



Description

Comprising a self-contained four storey new build premises which is prominently located fronting the New North Square development at its junction with New North Road. The open plan first floor is available which provides 2,195 sq. ft with lift access and demised car parking, together with a one disabled space.

Planning Use

There is planning consent for:

- B1 Offices
- D1 which includes clinics, Health Centre's, Educational and Training Centre's
- D2 which includes Dance, Sports and Gymnasiums

Accommodation

	Sq. ft ²	m ²
First Floor	2,195	204
Total Approx Internal Area	2,195	204

Parking

There are 2 on-site car parking spaces available per floor.

Lease

New FRI leases are available, direct from the landlord, on terms to be agreed.

Rent

£42.00 per sq.ft

Service Charge

On application.

Energy Performance Certificate

An EPC will be commissioned.

Business Rates

The rateable value has yet to be assessed by the London Borough of Redbridge but we expect rates payable to be in the region of £10.00 per sq. ft.

VAT

All rents, prices and premiums quoted are exclusive of VAT

Legal Costs

Each party to bear their own costs incurred in the transaction.

Viewing and Further Information

By appointment with joint sole agents Keningtons LLP and Glenny.

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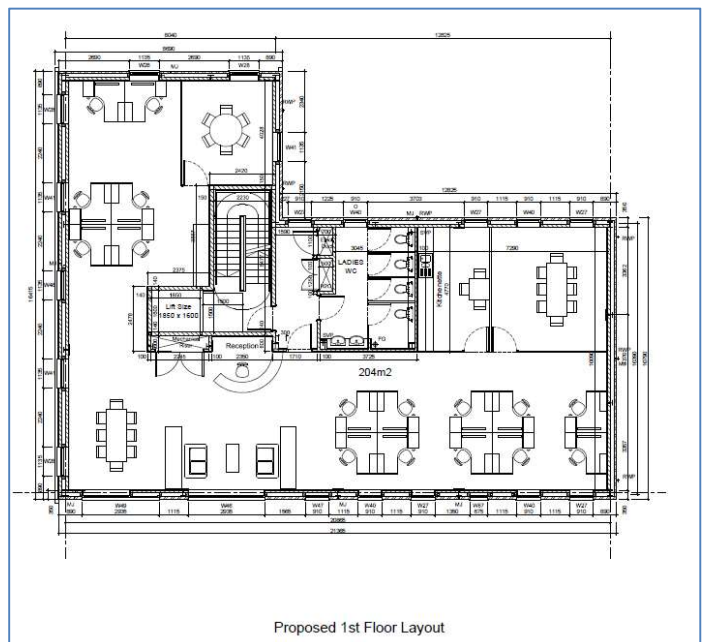
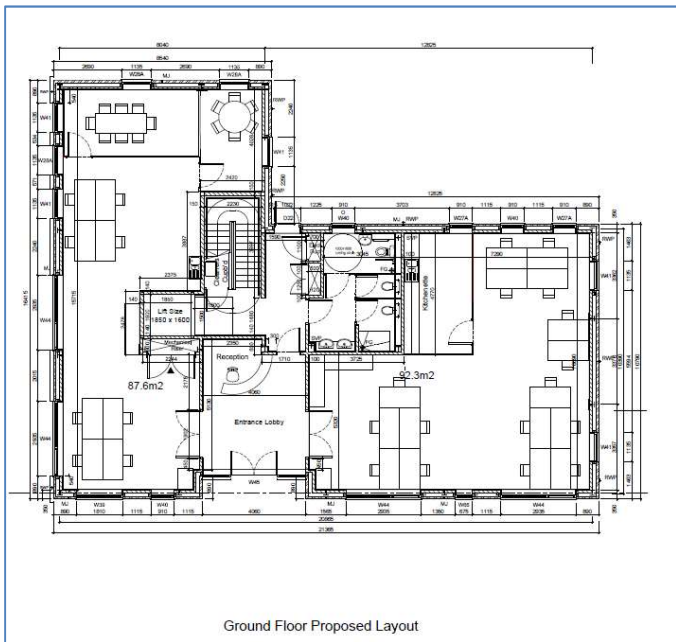
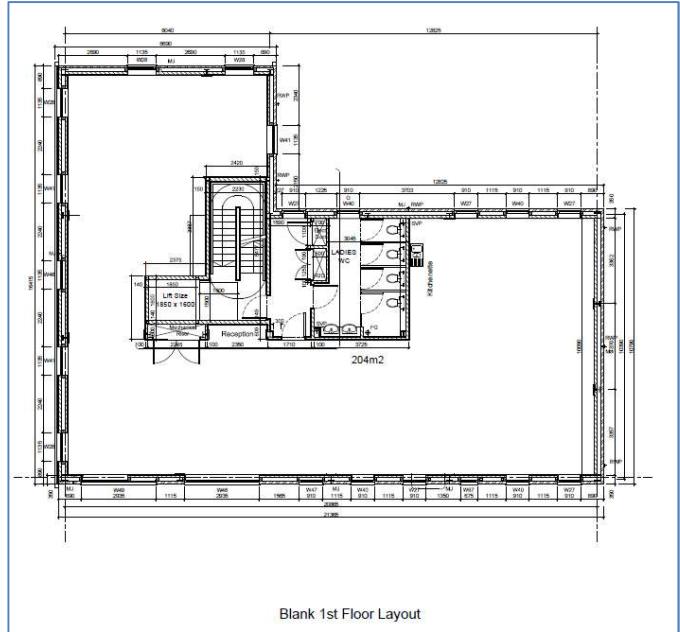
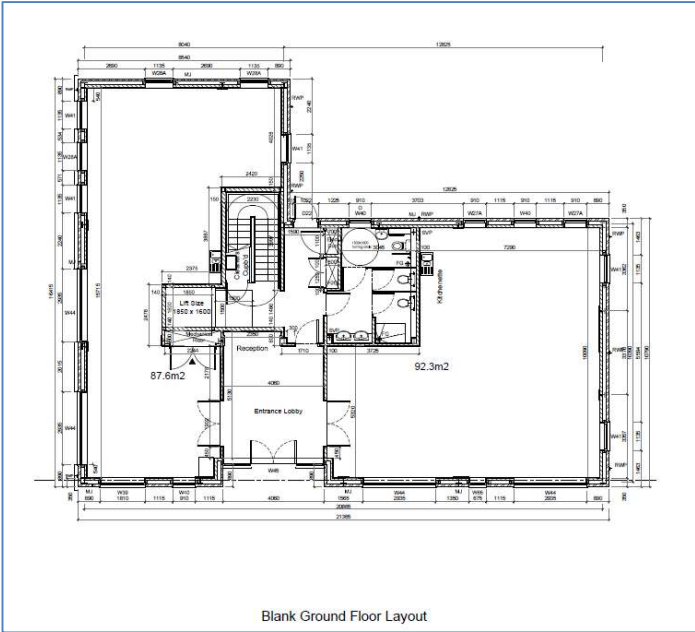
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Floor Plans



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