

TO LET - SELF-CONTAINED OFFICE FLOORS WITH SECURE CAR PARKING

WENTWORTH HOUSE, 350 EASTERN AVENUE, ILFORD, ESSEX, IG2 6NN

1,416 SQ.FT - 12,745 SQ.FT (131.55 M² - 1184.05 M²)



Key Features

- Reception/concierge
- 3 x passenger lift
- Demised car parking
- Suspended ceilings
- Male & Female WCs
- Excellent natural lighting

Viewing

Strictly by prior appointment with joint sole letting agents Taylor Freeman Kataria and AC Commercial

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Location

The property is situated on Eastern Avenue, with access via Beehive Lane to the west of the property. The A12 Eastern Avenue West, provides access to the M25 (Junctions 28 and 29) to the east and the A406/M11 to the west. Gants Hill underground station (Central Line) is less than a 5 minute walk to the east of the property.

Accommodation

Self-contained floors of offices forming part of a 1960's built 14 storey office building with ample provision for parking. The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), and has the following Gross Internal Areas:

8th Floor	2,830 sq.ft (262.92 m ²)
9th Floor	2,833 sq.ft (263.19 m ²)
11th Floor (Part)	1,416 sq.ft (131.55 m ²)
12th Floor	2,833 sq.ft (263.19 m ²)
13th Floor	2,833 sq.ft (263.19 m ²)
Total	12,745 sq.ft (1184.05 m²)

Lease Terms

The premises is available on a floor-by-floor basis, either separately or combined, by virtue of a new lease for a term to be agreed.

Rent

£15 psf per annum exclusive

Rates

Interest parties are advised to contact the London Borough of Redbridge for rates information.

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

Estate charge of appx. £9.97 psf

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

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.

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