

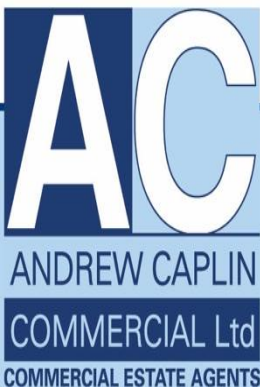
ILFORD

OFFICES TO LET

**SELF-CONTAINED OFFICE FLOORS WITH SECURE PARKING
1,416sq.ft – 12,745sq.ft (131.55sqm-1184.05sqm)**



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



01708 731200

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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

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 a less than a 5 minute walk to 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:

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

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

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

£15.00 psf per annum exclusive

Rates

Interested 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

Legal Costs

Each party to bear their own.

EPC

Awaited

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly via joint agents



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