

Orion House, 104-104a Cranbrook Road, Ilford, Essex, IG1 4FG

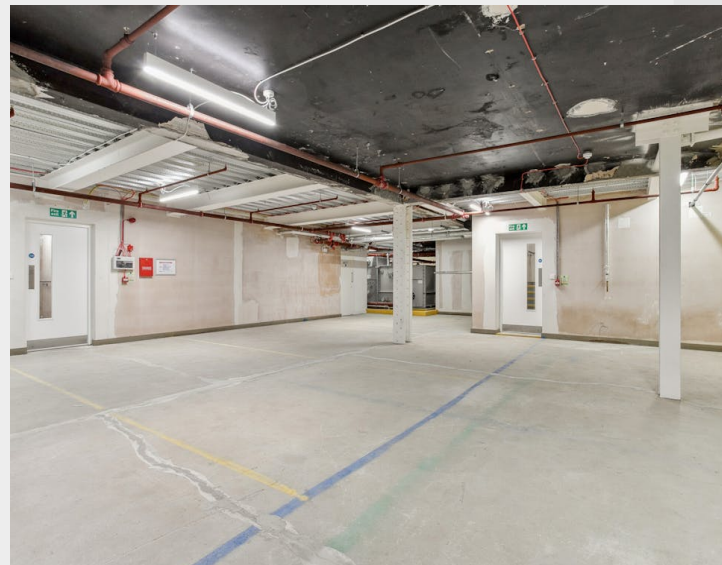
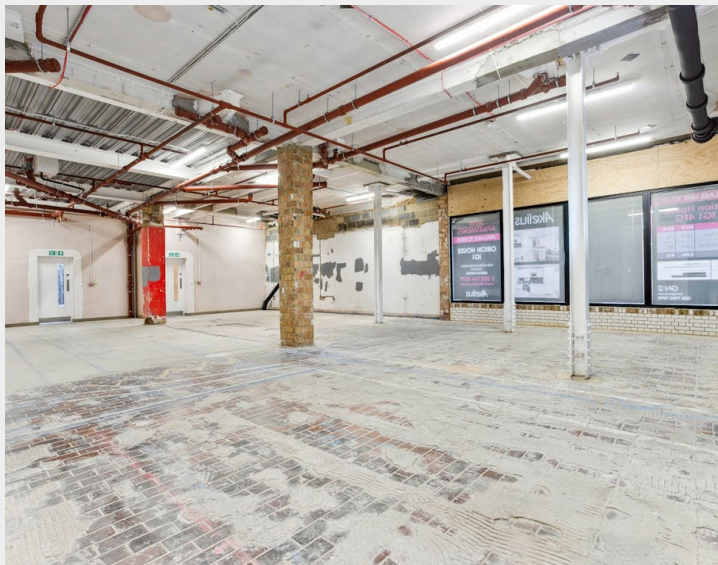
TO LET

Class E Retail / Leisure

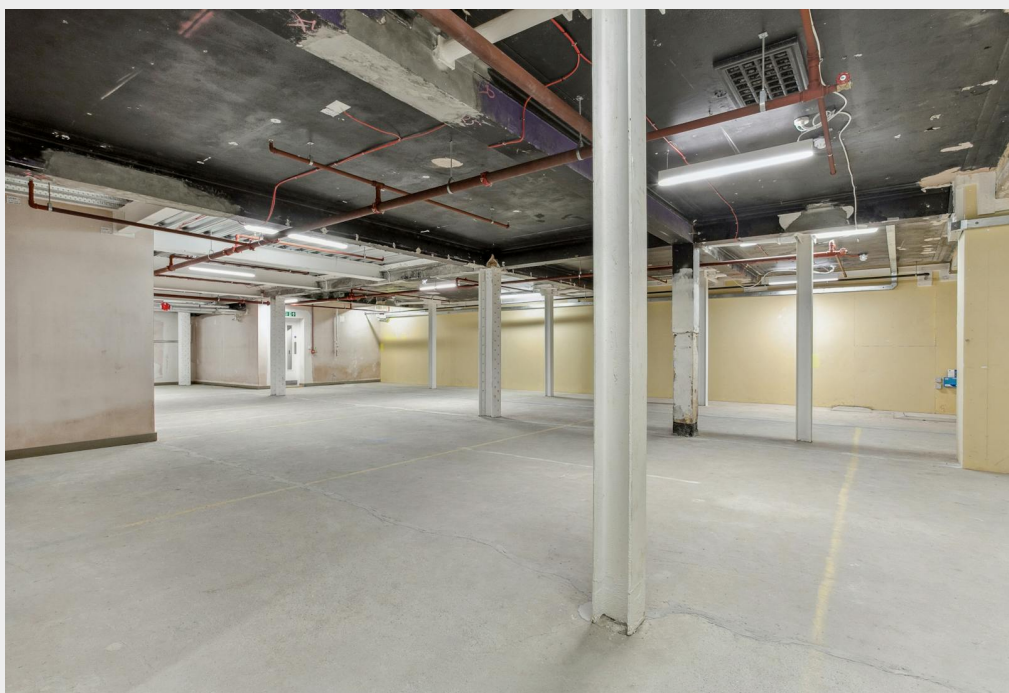
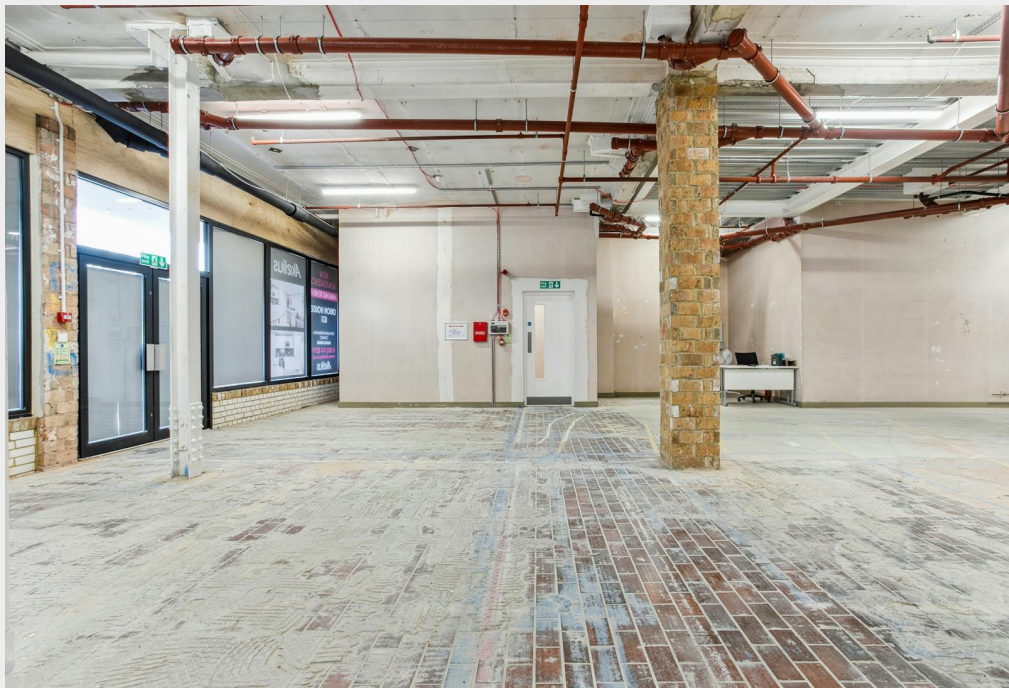
4,496 sq ft / 417.7 sq m

£95,000 per annum

Class E Retail Unit Suitable for Variety of Occupiers



- Prominent Location
- High Footfall
- Capped off Services
- Number of national occupiers close by
- Ilford Elizabeth line station within close proximity

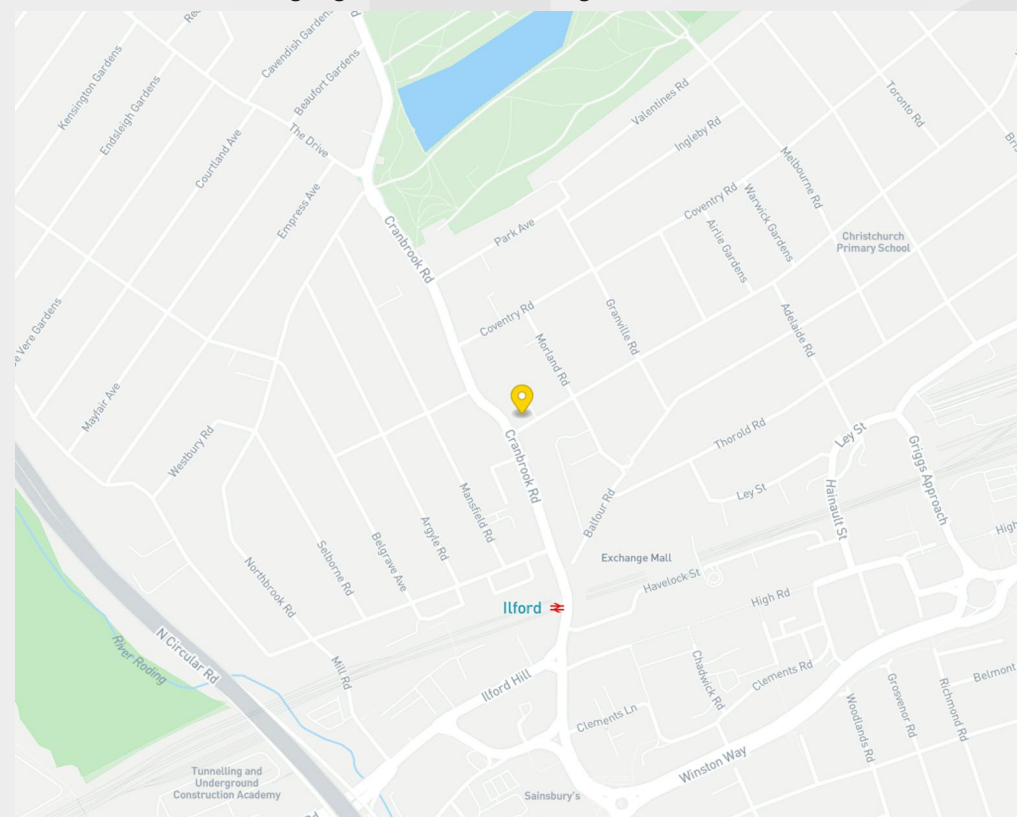


Description

The unit comprises a ground floor space with open plan area and benefits from great heights allowing for an opportunity to additional floor space via a mezzanine. The unit also benefits from a large basement area which also has great height. The property is suitable for a variety of users from eateries to leisure operators.

Location

The property is located within a busy retail parade on Cranbrook Road (A123) within walking distance to Ilford mainline station, recently upgraded to the Crossrail Scheme, benefitting from increased service frequencies into key Central London destinations. Ilford Shopping Centre and it's accompanied High Street is walking distance from the property. Road links are favourable with A123 directly connecting to the A12 and A406 London North Circular Road. Notable occupiers nearby include Tesco Express, Cakebox, Holland & Barrett, Subway, Superdrug and Costa together with the leading Banks and Building Societies and other leading High Street Brands on High Road, Ilford.



Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground	1,892	175.77	Available
Basement	2,604	241.92	Available
Total	4,496	417.69	

Tenure

New Lease

EPC

A

VAT

Upon enquiry

Configuration

Upon enquiry

Contacts

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Further Information

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