



59a High Street, Barkingside, Ilford, Essex, IG6 2AD

569 Sq Ft (52.86 Sq M)

£15,000 Per Annum Exclusive

First Floor Office Suite To Let

Key Features

First floor office suite of approximately 495 sqft (46.02 sqm)

Use Class E

1 W.C.

Entryphone

Electric heaters

Property Description

The property comprises of a first floor office suite with a GIA of approximately 569 sqft (52.9 sqm). The property benefits from strip lights, carpet, W.C., Gas CH, entry phone and alarm. The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

Location

Situated on High Street, Barkingside with its mixed user retail and office parade with nearby tenants include Boots, Specsavers and Barclays, Greggs and Savers. Barkingside's Central Line Underground is a short walk away, and joins up to Cranbrook Road which in turn leads through to Gants Hill roundabout which in turn links to the A127 (Eastern Avenue) and A12 (New Road). In the opposite direction High Street, Barkingside joins up to Forest Road, Fairlop and Fencepiece Road.

Terms

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

Rent

£15,000 Per Annum Exclusive



Service Charge

TBC

Rates Payable

£3,600 p.a. (may be eligible for small business relief)

EPC Rating

D-98

Legal Costs

To be paid by ingoing tenant

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

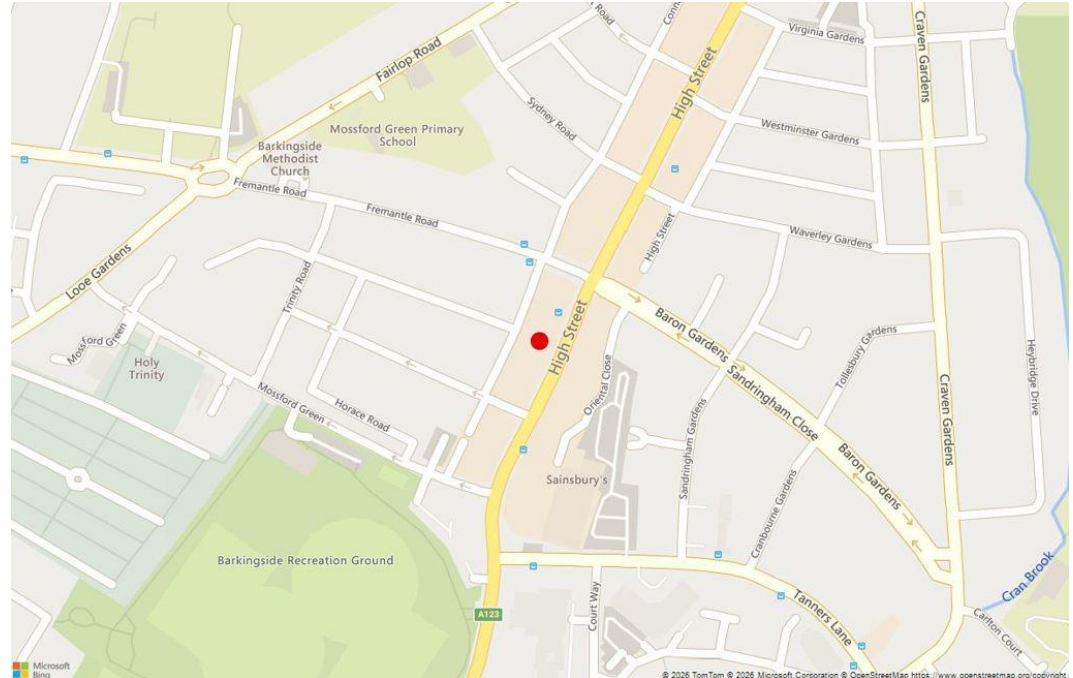
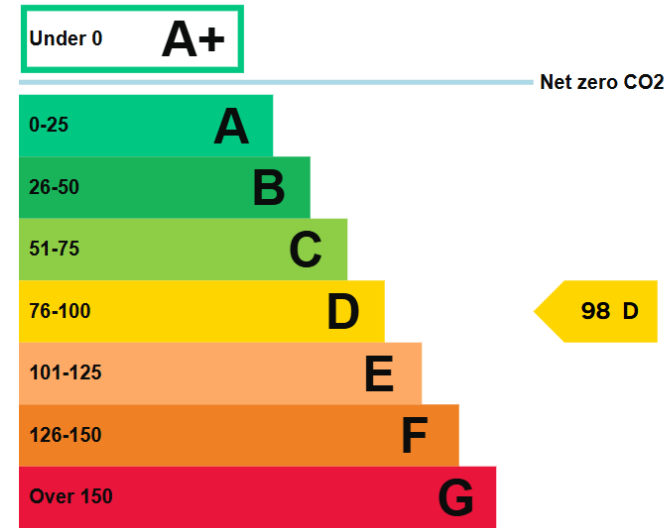
Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Energy rating and score

This property's energy rating is D.



LAND COMMERCIAL

chartered surveyors

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.



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