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**OPENING HOURS**  
 9:30 - 3:30  
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**1**  
 10 - 17 Sevenways Parade  
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**Our Branches**

<b>Gants Hill</b> 10 - 17 Sevenways Parade, Woodford Avenue, Gants Hill London, IG2 6JX.	<b>Shadwell Branch:</b> Nida House, 60 Sutton Street, Shadwell, London E1 6PX.	<b>Dagenham East Branch:</b> 225 Reece Road, Dagenham, Essex, RM10 8EL
<b>Becontree-Green Lane Branch:</b> 8 Bennetts Castle Lane, Dagenham, Essex, RM8 3XU	<b>Woolwich Branch:</b> 2nd floor, 14 Benefield Square Woolwich, London, SE18 4BB	

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Unit 1, Seven Ways Parade, 10-17 Woodford Avenue, Gants Hill, Ilford, Greater London, IG2

538 Sq Ft (49.98 Sq M)      £18,000 Per Annum

# Lock up shop/office To Let

## Key Features

Shop/Office of approx 538 sqft (49.98 sqm)

Laminate flooring

Suspended ceiling

Communal W.C.'s

Two parking permits

## Property Description

Lock up shop/office to let on a FRI lease up to 5 years outside of the landlord and tenant act 1954. The property benefits from use class E and is approx 538 sqft (49.98 sqm). The property benefits from a suspended ceiling, laminate flooring, separate office, two parking permits, communal W.C.'s. The landlord doesn't want any food or drink being sold in the premises.

## Location

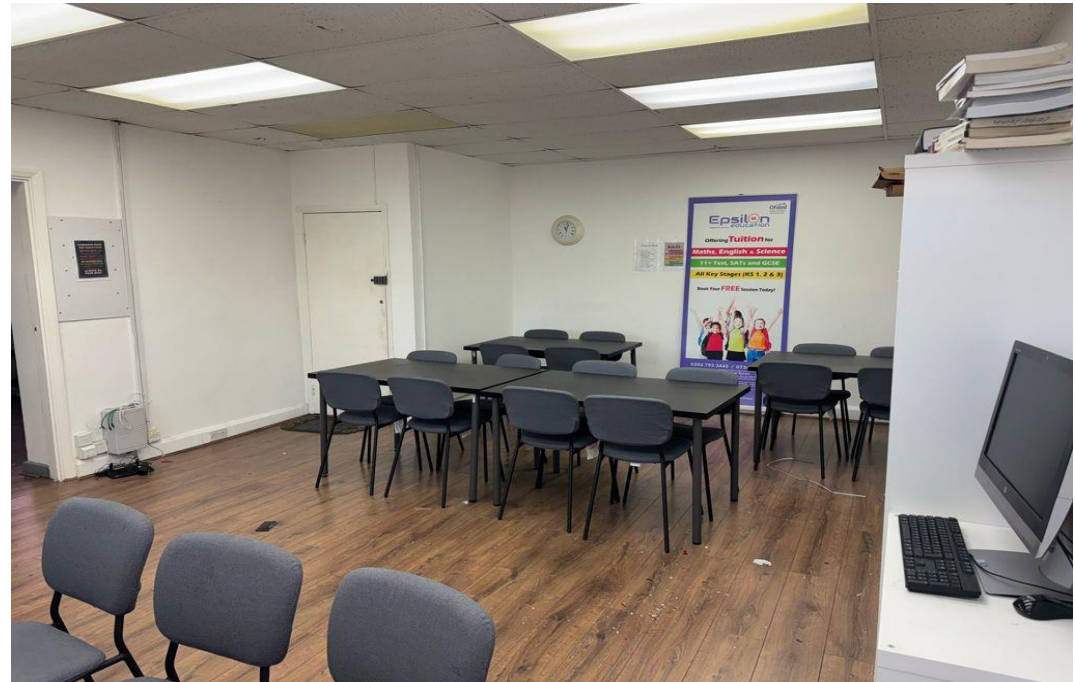
The property is situated fronting Woodford Avenue at the junction of Gaysham Avenue and within 100 metres of Gants Hill Central Line Underground Station at the junction of Gants Hill Roundabout. Gants Hill Roundabout joins directly up to the A127 which in turn joins up to Redbridge Roundabout providing access to the A406 (North Circular), M11 and the A12 New Road. In the opposite direction the A127 joins up to Newbury Park, Romford and the M25.

## Terms

To Let on a new FRI lease of up to 5 years outside of the landlord and tenant act 1954.

## Rent

£18,000 Per Annum



## Service Charge

£3,000 p.a. approx

## Rates Payable

£6,500 p.a. approx.

## EPC Rating

TBC

## Legal Costs

Prospective tenant to provide an undertaking for the landlord's legal costs should they not complete the transaction

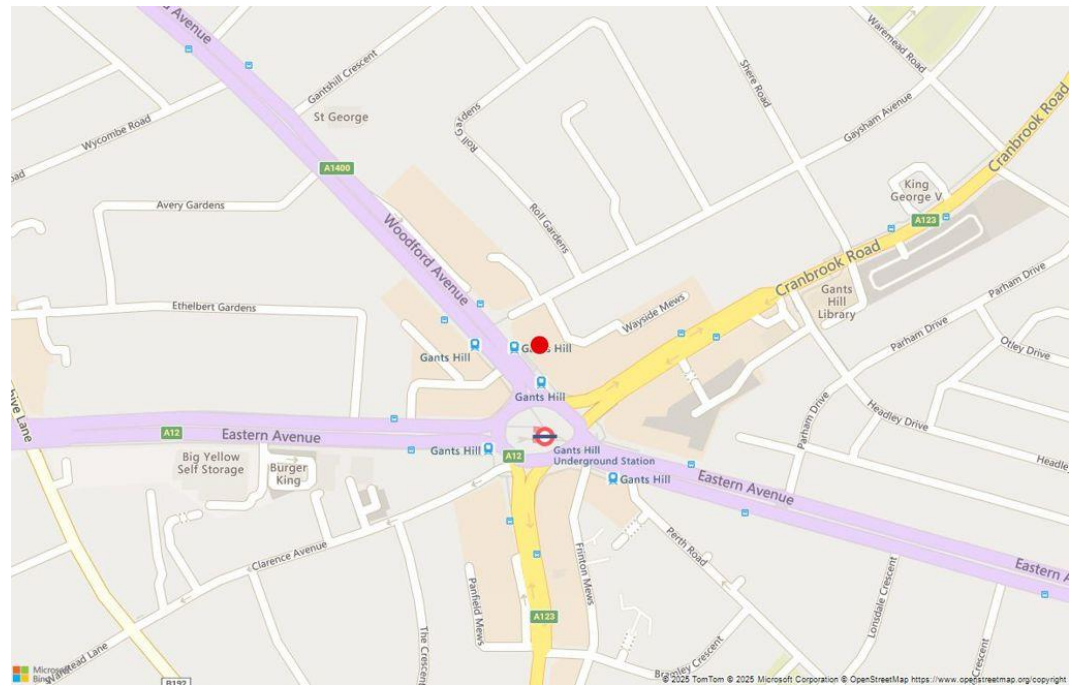
## Referencing

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.



A banner containing three logos. On the left is the RICS logo, featuring a lion's head and the letters 'RICS'. In the center is the LC Land Commercial logo, with 'LC' in large letters above 'LAND COMMERCIAL' in a box, and 'chartered surveyors' below. On the right is the logo for The Property Ombudsman, featuring a stylized 'A' and the text 'The Property Ombudsman'.

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.