

Newly Built Retail/Restaurant Unit **TO LET**

3401 sq. ft / 321sqm

Adjacent to Seven Kings Main Line / Crossrail Train Station

Unit 2, **Ibis Styles Hotel**, Seven Kings, Ilford IG3 8LG



020 8506 9900

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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

The property occupies a prime location within the new **Ibis Styles Seven Kings Hotel** (93 Bed) which sits at the junction of Cameron Road & High Road, Seven Kings adjacent to **Seven Kings Crossrail Railway Station**.

Within the immediate vicinity are many local businesses, parades of shops, schools & colleges.

Description:

The unit is arranged over ground and basement levels and has been created to accommodate an A3 restaurant operator

Approximate GIA areas: -

Ground floor	2794 sq. ft	185 sqm
Basement	607 sq. ft	62 sqm
Total Area	3401 sq. ft	321 sqm

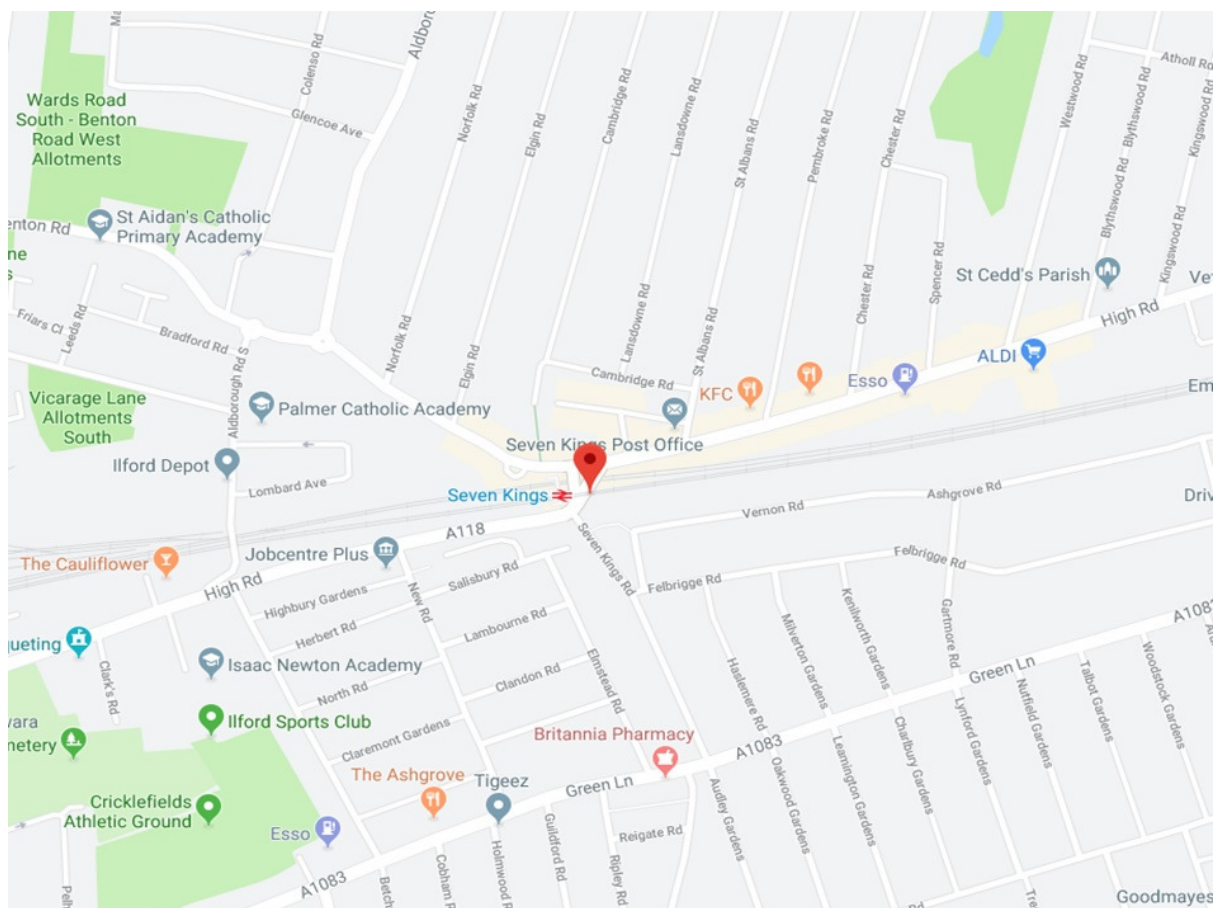
CAD drawings available upon request.

Tenure:

By way of a new FRI lease

Rent:

Offers are sought in the region of £80,000 pax



Legal Costs:

Ingoing tenant to pay towards our client's reasonable legal costs.

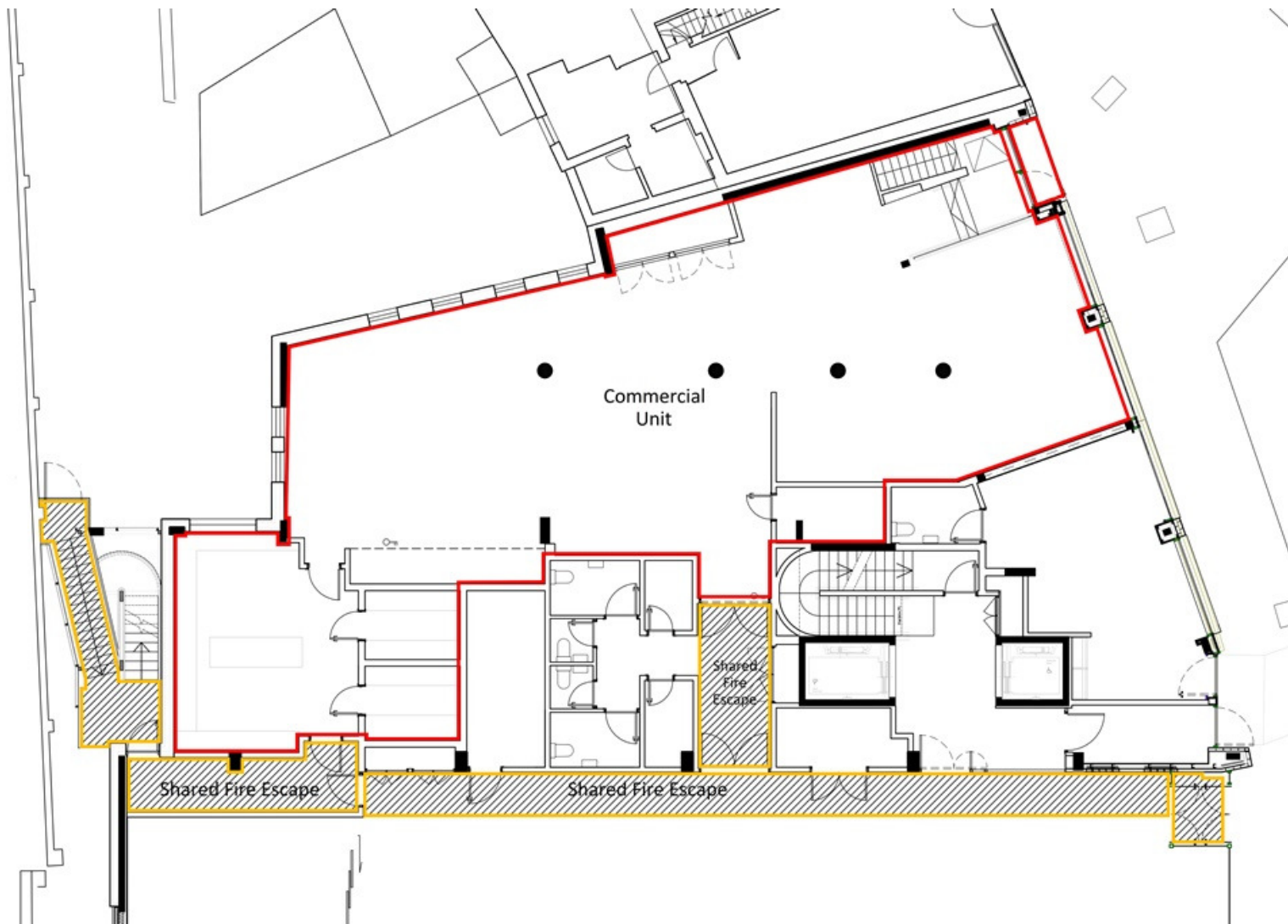
Viewing

Strictly by Appointment only via sole agents

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Basement Plan

