countrywide

COMMERCIAL PROPERTY AGENTS

EXTENSIVE GROUND FLOOR UNIT TO LET

A1/A2/B1 Use - 168.77 m2 / 1816.63 sq. ft

Unit 2a, The Points, Eastern Avenue, Gants Hill



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

Situated at the junction of Eastern Avenue & Cranbrook Road adjacent to the train station. The property is a few minutes' walk from the many shops, restaurants and bars that town centre has to offer. Gants Hill underground Station (**Central Line**) is few minutes' walk away and the area is also served by excellent bus routes. **A406** & **M11** are very close by enabling excellent transport routes.

Description

Occupying a prominent corner position facing onto Eastern Avenue, arranged as an open plan office having the following overall gross internal area

Gross Internal Area 168.77 m2 1816.63 sq. ft

Rear Access

Parking for 1 vehicle

Tenure Availiable by way of a new FRI lease, terms to be agreed.

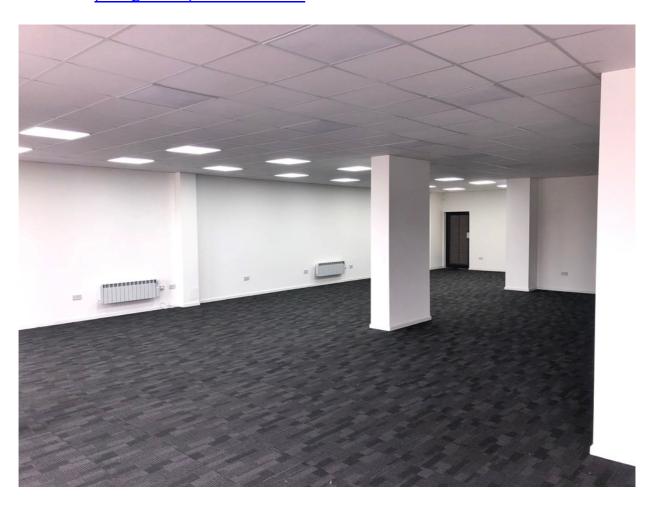
Rent Offers are sought in the region of £30,000 pax

Rates Interest parties are advised to contact LB of Redbridge for verification

Legal Costs Ingoing party to pay a contribution of £1500 + VAT towards our client's legal costs.

Viewing Strictly by Appointment only via sole agents

Jason Grant – 020 8506 9905 jason@countrywidecomm.co.uk



EXISTING FLOOR PLAN

