

# EXTENSIVE GROUND FLOOR UNIT TO LET

A1/A2/B1 Use – 168.77 m<sup>2</sup> / 1816.63 sq. ft

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



**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

**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** Available by way of a new FRI lease, terms to be agreed.

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

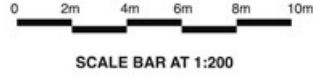
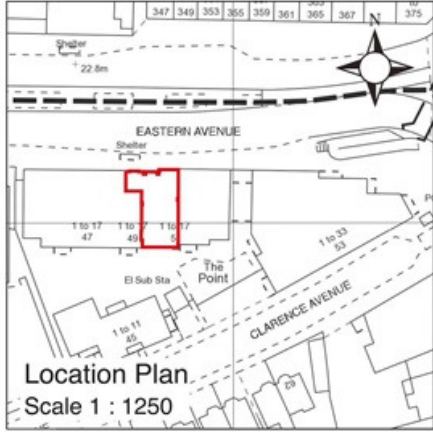
**Rates** Interest parties are advised to contact LB of Redbridge for verification

**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](mailto:jason@countrywidecomm.co.uk)



# EXISTING FLOOR PLAN



Unit 2A  
420 Eastern Avenue  
Ilford  
IG2 6NQ

Scale 1:200

Ground Floor



NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU	
020 7479 4855	
PRINT AT A4	
PROJECT 420 Eastern Avenue Ilford IG2 6NQ	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:200	DATE Dec 2018
DRAWING NUMBER 1	18688