

# FIRST FLOOR OFFICES

*250 High Road, Ilford*

## TO LET

- 2 car spaces
- 1944 sq. ft / 180.7 m<sup>2</sup>
- New Lease Available
- Immediate Occupation
- Arranged as 7 offices
- 2 x WC's
- Separate Kitchen



**Location:**

The property is positioned at the eastern end of High Road, Ilford at the junction with Griggs Approach immediately opposite Lynton House (Redbridge Council offices) and a public pay & display car park. Nearby retailers include Subway, KFC, McDonalds, Lidl, farm Foods and a 5-minute walk into Ilford’s main shopping centre.

Ilford Train station (main line & future Crossrail station) is a 9-minute walk away plus the office is situated opposite a main bus stop enabling excellent routes in and out of the Town centre.

Ilford Town Centre lies approximately 8 miles Northeast to Canary Wharf, 12 miles north-east to Central London, 5-minute drive to the A406 (North Circular Road), 10 minutes to the A13 with direct routes into Canary Wharf and the City and is also conveniently situated for the M11 / M25.

**Description:**

1<sup>st</sup> floor office with a self-contained front entrance & 2 car spaces

Arranged as 7 office suites with a large Reception/ greeting area, separate Kitchen with 2 separate WC’s.

**Overall area measures**            **1944 sq. ft**                    **180.7 m2**

**2 car spaces**

**Terms**

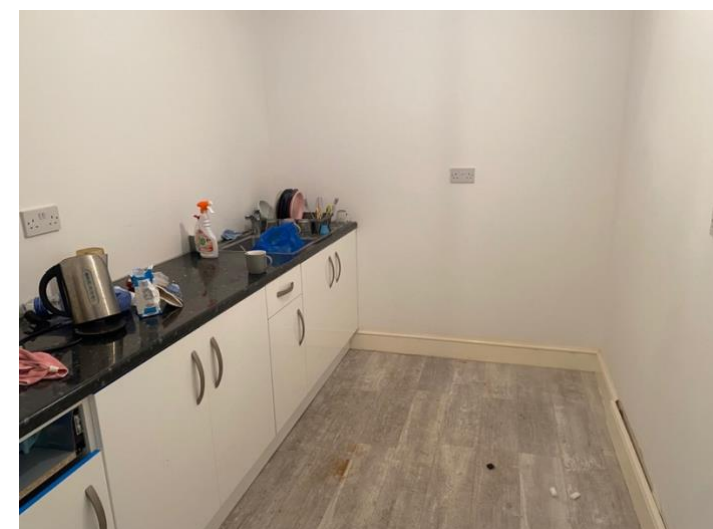
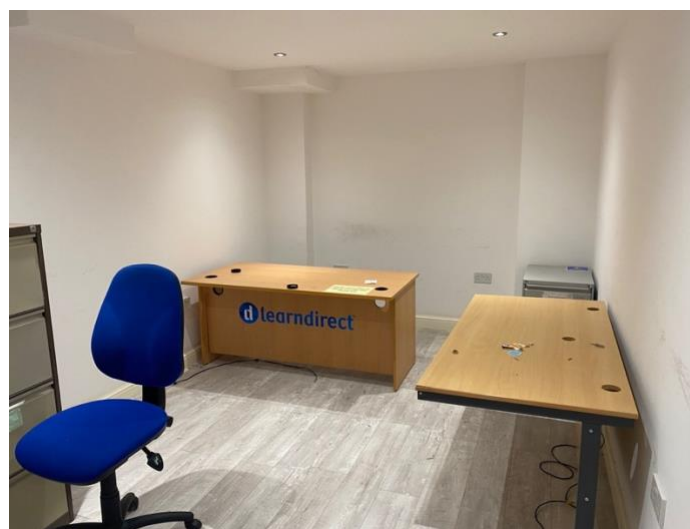
Available by way of a new FRI lease for a term to be agreed.

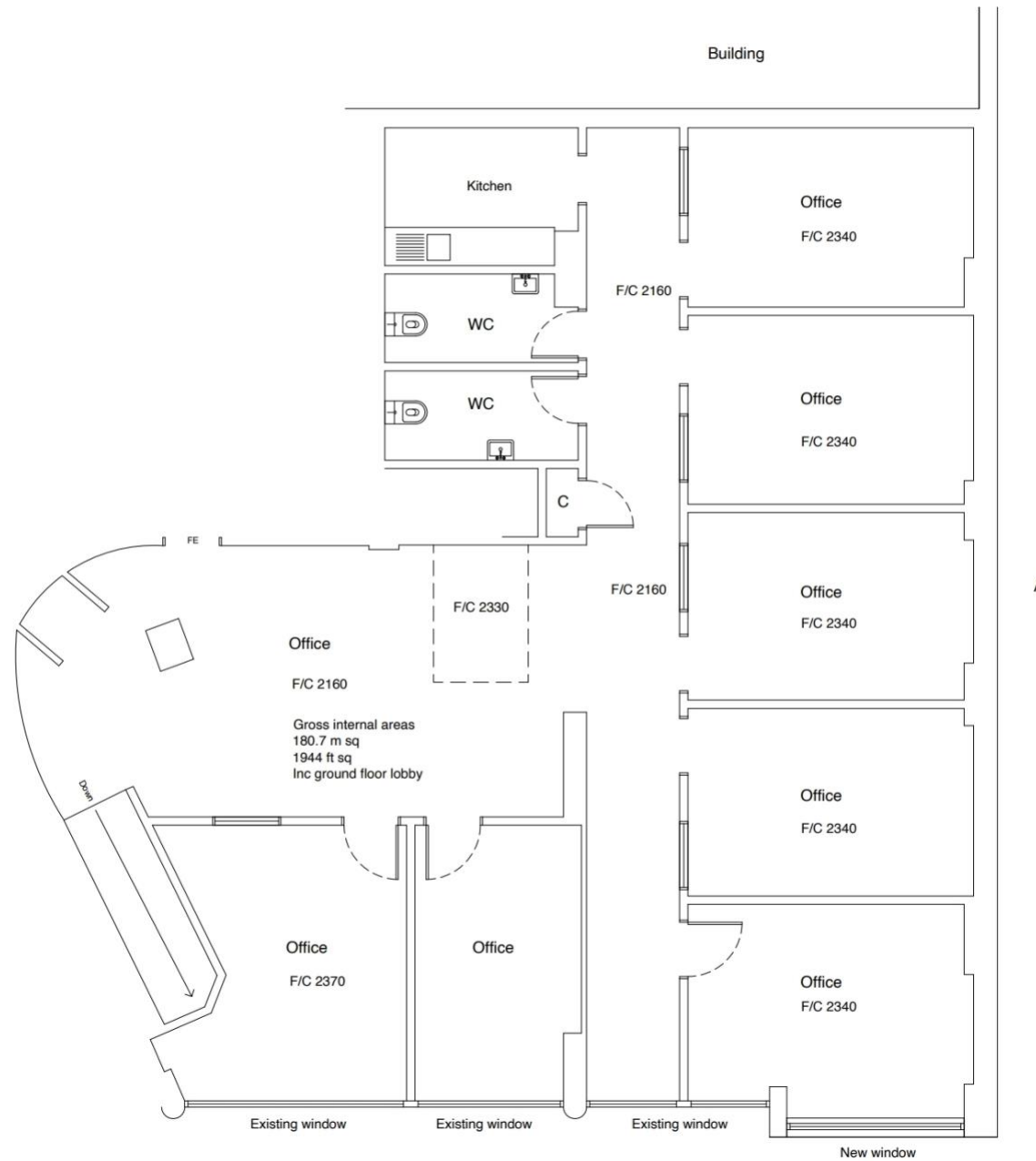
**Rent**

**Offers in the region of £23,000 pax plus VAT**











**Legal Costs**

Ingoing tenant to pay for the landlord's legal costs, approx. £1500 + VAT

**Viewing**

**Strictly by Appointment  
only via sole agents**

**Jason Grant**

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