

Newly Built
Commercial Unit

TO LET

Ground Floor
310 m² / 3336.81 sq. ft

- E Class Use
- Suit variety of trades
- Opposite McDonalds
- 2 / 3 car spaces
- Close to Train Station

Unit 2-4 Ilux Parade, Palmerston
Road, Forest Gate E7 8FA



Location:

Situated at the junction of Romford Road (A118) and Palmerston Road this new residential development of 9 self-contained flats leaving an expansive commercial unit on the ground floor.

The property is located opposite a **McDonalds drive thru** and is within the immediate vicinity are many local businesses, parades of shops, schools & colleges that serve the extensive local community.

Forest Gate Station (TFL Rail/ Crossrail) 7-minute walk

Local Bus Routes to Ilford Town Centre / Stratford Town Centre which are 10-12 min drive away

Description:

The unit is arranged over ground level only

Approximate GIA areas:

Total Area	3336.81 sq. ft	310 sq.m
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Plans available upon request.

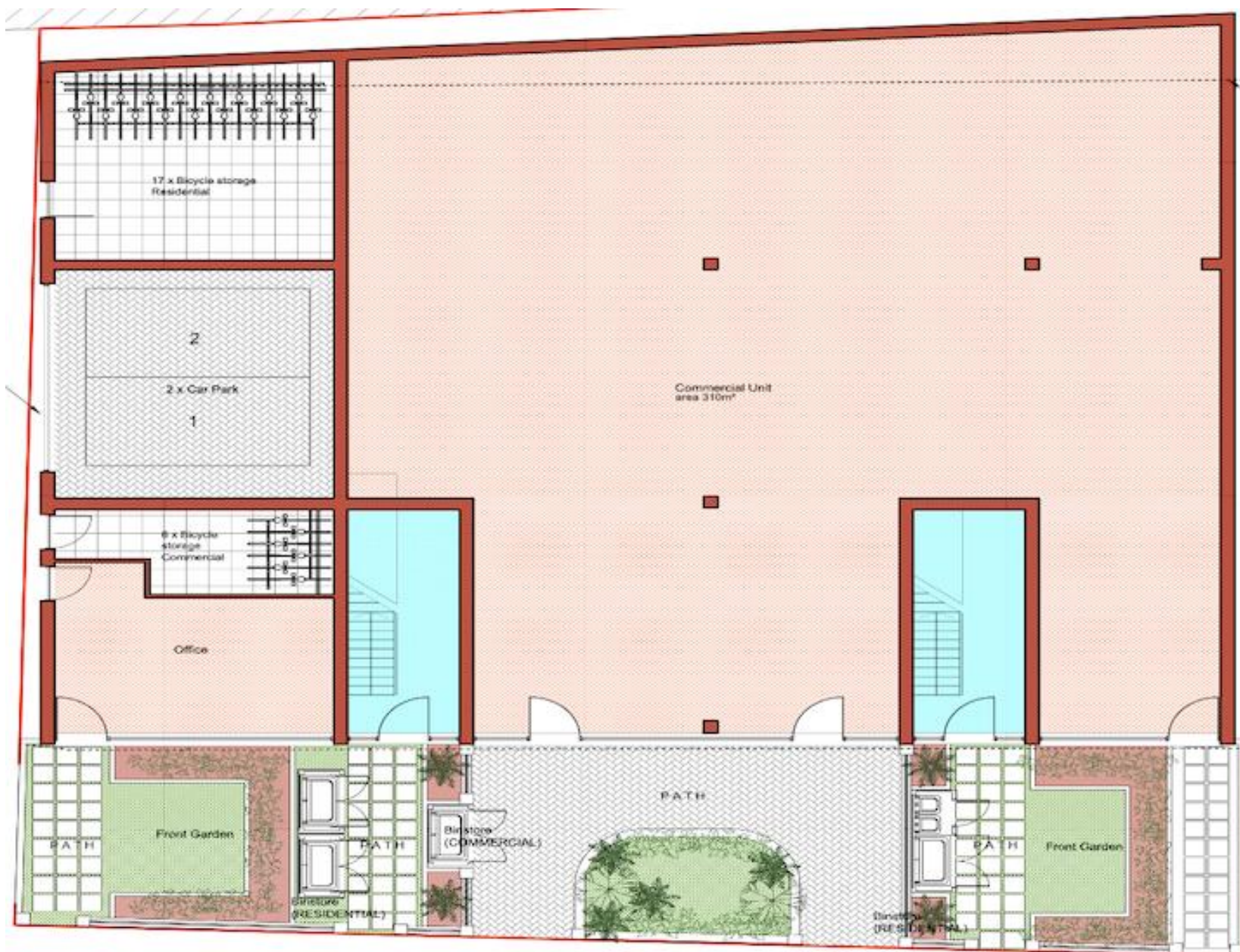
Tenure:

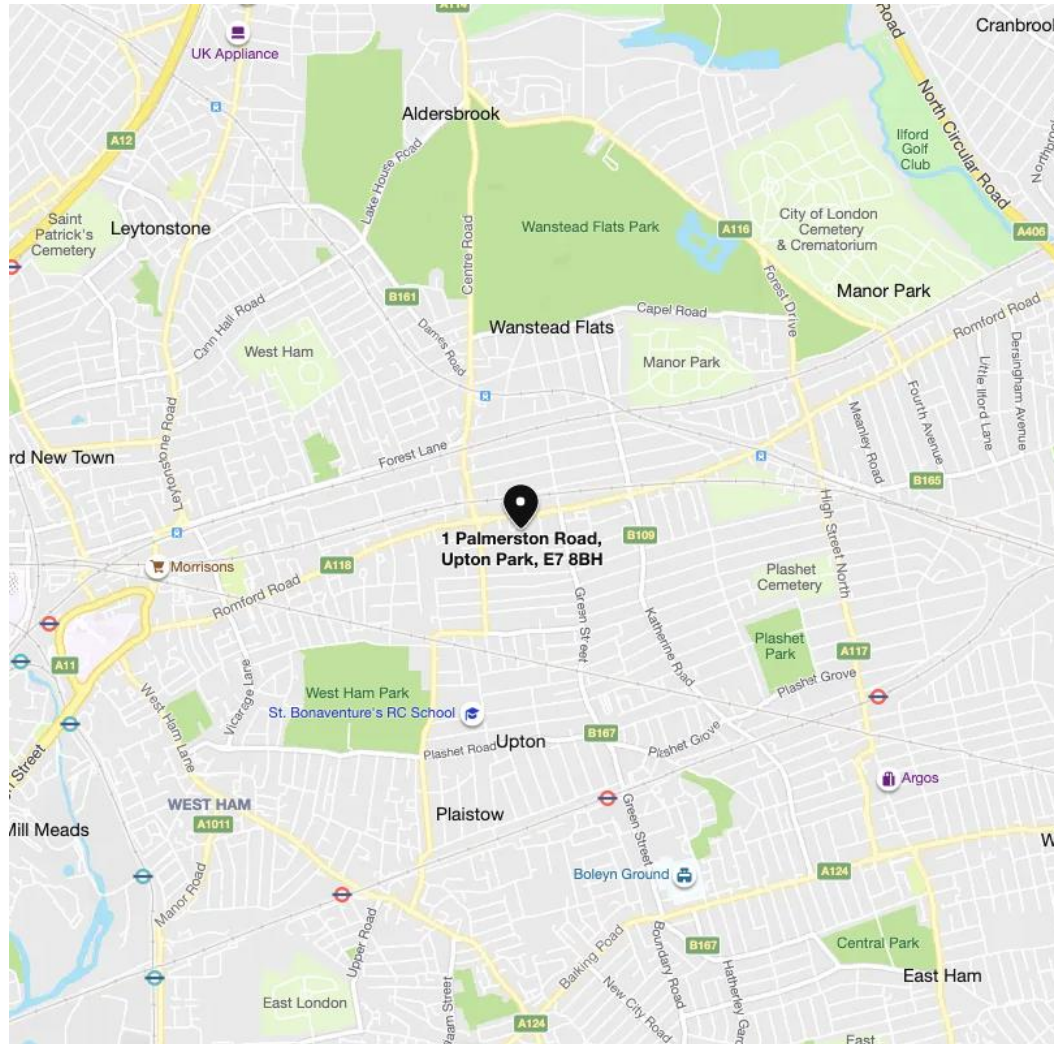
By way of a new FRI lease

Rent:

£70,000 pax







Rates

Rateable Value: To be assessed
(Parties advised to verify with Newham council)

Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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