



countrywide

COMMERCIAL PROPERTY AGENTS

TO LET

PURPOSE BUILT RESIDENTIAL CARE HOME

60 Oaklands Park Avenue

Ilford, Essex, IG1 1TG

Exceptional Healthcare Opportunity

A modern purpose-built residential care home (Use Class C2) offering flexible accommodation suitable for a variety of healthcare and specialist residential uses. Likely to appeal to residential care operators, supported living providers, learning disability services, mental health organisations, rehabilitation providers, charities and housing associations, subject to appropriate consents and regulatory approvals.

10
BEDROOMS

2,821
SQ FT

£10,400
PCM

A Modern, Fully-Fitted Care Facility

Countrywide Commercial are delighted to offer this modern purpose-built residential care home, arranged over two floors and extending to approximately 2,821 sq ft (262.1 sq m). The property has been fitted to an excellent standard throughout and provides ten resident bedrooms, generous communal living accommodation, a modern kitchen and dining area, together with staff accommodation and ancillary space.

Available immediately by way of a new lease, this represents an outstanding opportunity for established care providers and healthcare operators looking to expand their portfolio in the Ilford / Redbridge area.

The property is available to let by way of a new Full Repairing and Insuring (FRI) lease, with flexible lease terms available by negotiation. The quoting rent is £10,400 per calendar month (£124,800 per annum exclusive).

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RENT

£10,400

Per Calendar Month

Registered Use Class C2

Available Immediately

New Lease

EXAMPLES OF POTENTIAL OCCUPIERS

- Residential Care Home Operators
- Supported Living Providers*
- Learning Disability Services
- Autism Support Providers
- Mental Health Care Providers
- Rehabilitation & Recovery Services
- Charitable Organisations
- Housing Associations
- Specialist Healthcare Providers
- Adult Social Care Providers

*Subject to any necessary planning, CQC registration and statutory approvals.

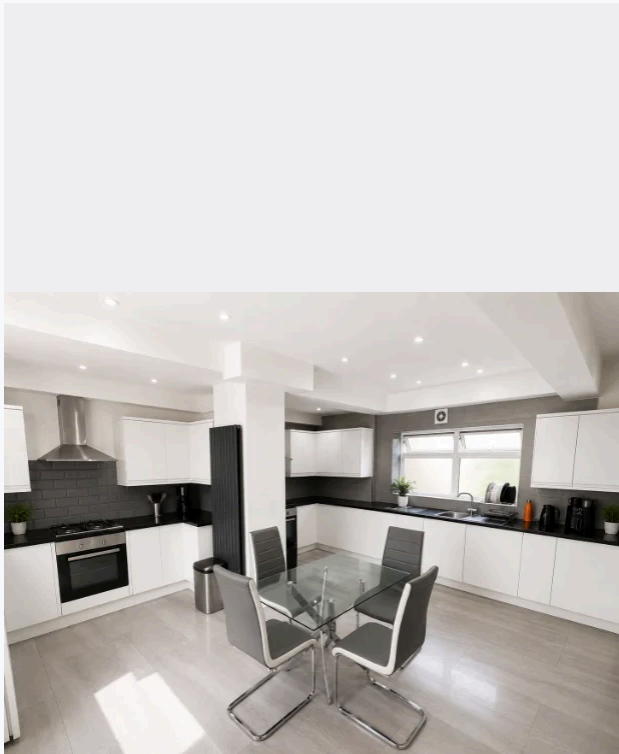
Purpose Built C2

10 Bedrooms

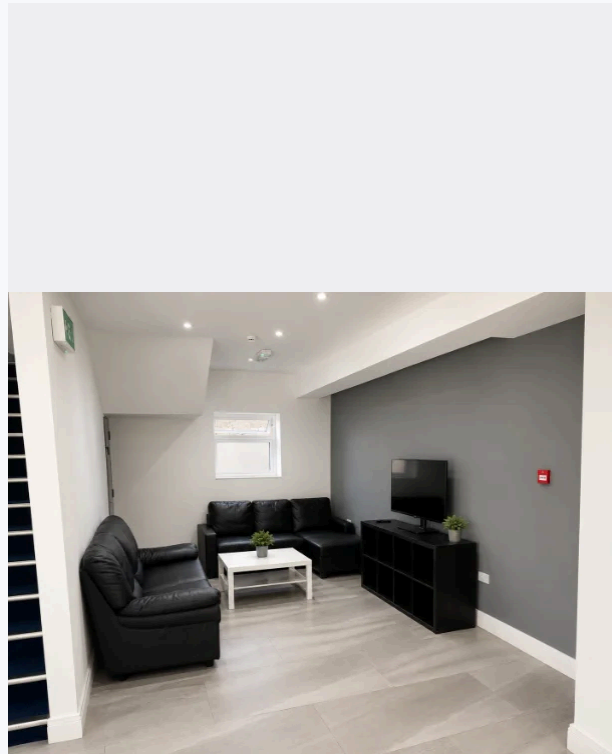
Fully-Fitted

Immediate

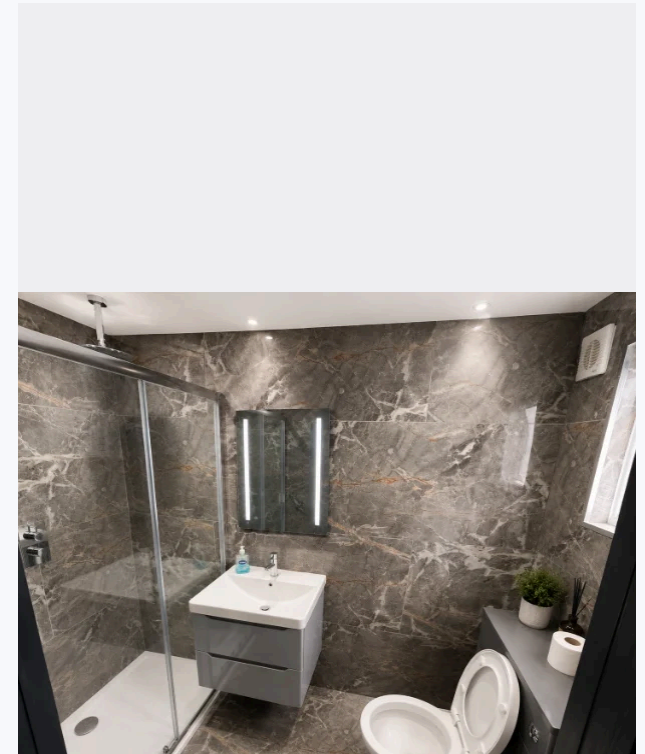
Communal Accommodation



KITCHEN & DINING

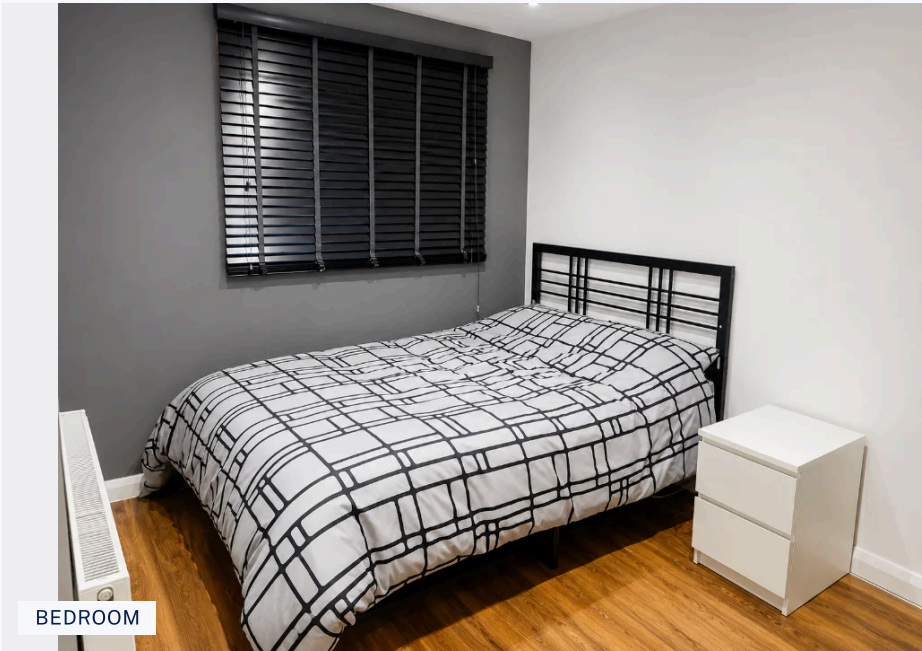


RESIDENTS' LOUNGE

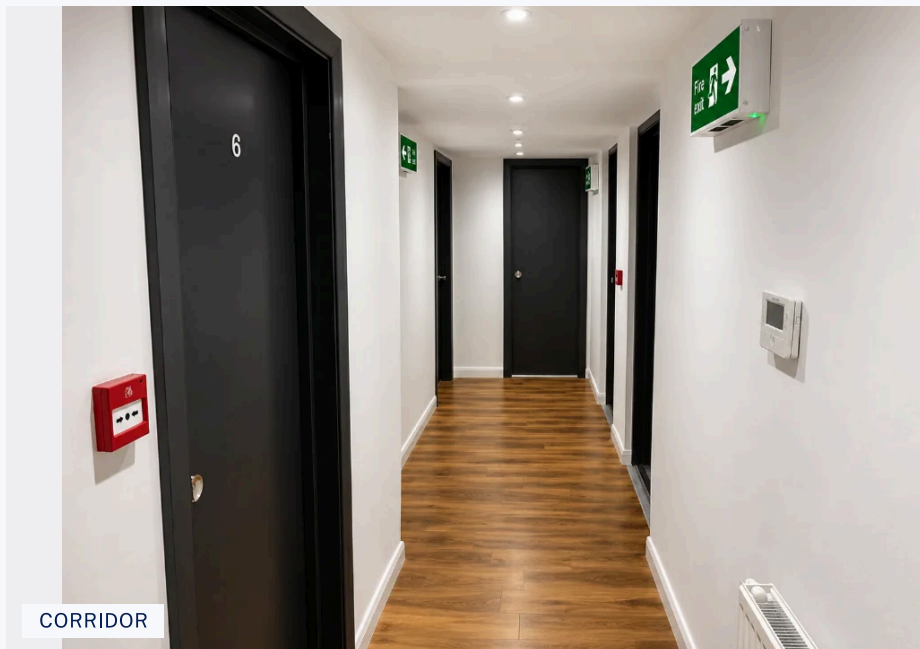


SHARED BATHROOM

Resident Bedrooms & Access



Communal Areas



Floor Plan & Specification



Ilford, Essex IG1

60 Oaklands Park Avenue lies just off the High Road, Ilford (A118), within easy reach of Ilford's town centre amenities, retail parks and established residential neighbourhoods. Ilford and Seven Kings mainline stations are both within around a mile of the property, providing direct services into London Liverpool Street in approximately 25 minutes.

The wider Redbridge area is well served by local schools, GP surgeries and healthcare facilities, making it a well-connected setting for a residential care operation.

Jason Grant

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