



CAR PARK/STORAGE APPROX. 13,000 SQ FT (1,207 SQM)

Rent: £60,000 Per Annum

181 Forest Road
Ilford
Greater London
IG6 3HZ

- Main road location (signage available)
- CCTV (landlord controlled)
- Electricity
- Drainage
- Private toilets
- Ramp access with security barrier

**181 FOREST ROAD, ILFORD, GREATER LONDON,
IG6 3HZ**

Location

Located in a well-established area of Hainault, the property benefits from excellent local amenities, schools and transport links. Excellent road connections provide easy access towards Central London and the wider M25 network, while nearby Underground stations offer convenient services into the capital.

The Property

A rooftop car park benefitting from ramp access, electricity, drainage, CCTV and toilets. The surface has been waterproofed recently.

The space is also considered suitable for open storage/display.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Rooftop	13,000	1,207.7
TOTAL	12,992	1,206.96

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£60,000 per annum inclusive of ALL bills, except building insurance.

VAT

VAT is not payable.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

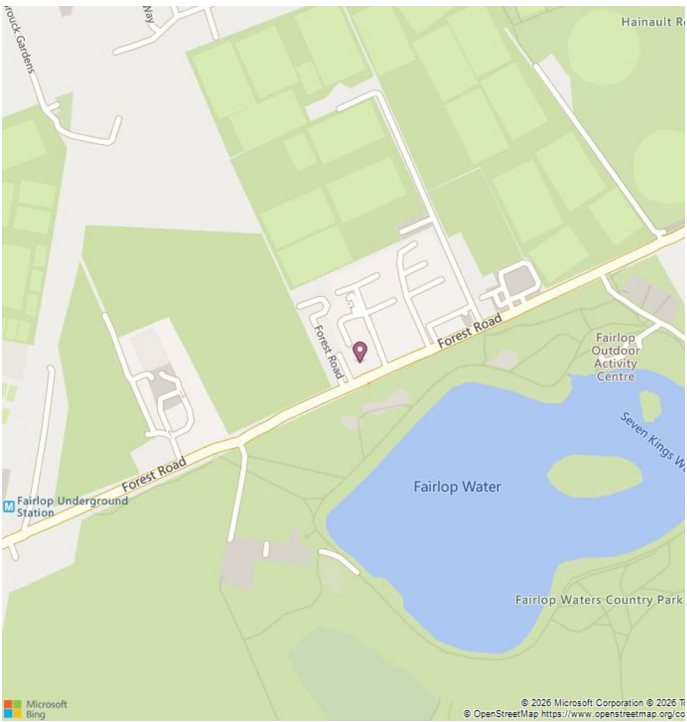
The rent is inclusive of business rates.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
These particulars are awaiting our client's final approval.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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