



END-TERRACE UNIT APPROX. 4,432 SQ FT (411.7 SQ M) SUITABLE FOR CAR TRADE

Rent: £65,000 Per Annum

Former Porsche Garage
181 Forest Road
Ilford
Greater London
IG6 3HZ

- INCLUSIVE Rent*
- Open plan space
- Glass partitioned reception/office
- Two toilets
- Kitchenette
- Electric roller shutter

FORMER PORSCHE GARAGE, 181 FOREST ROAD, ILFORD, GREATER LONDON, IG6 3HZ

Location

The property occupies a position on an established industrial estate, fronting Forest Road. A406 North Circular Road is approx. 3.3 miles West, providing a link to the M11 at Junction 4. The A12 Eastern Avenue is approx. 2 miles South. Fairlop Station is approx. 0.5 miles away, providing a service to London (Liverpool Street) in approx. 32 minutes.

The Property

An end-terrace ground floor unit comprising open plan space with reception area and glass partitioned office. There are two single cubicle toilets and a kitchenette area. The reception/office area is accessed via a glazed pedestrian door with electric roller security shutter. There is laminate flooring, suspended ceiling with lighting and power/BT points. The main unit is accessed via an electric roller shutter. There is water and mains power.

Externally, there is block paved parking alongside the immediate frontage of the unit.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit	4,432	411.73
TOTAL	4,432	411.73

Terms

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

Figures

£65,000 per annum INCLUSIVE of all bills, *except building insurance.

Costs

The rent is INCLUSIVE of all bills, except building insurance, which is payable by the tenant separately. The tenant is also responsible for arranging and payment of their own contents insurance.

VAT

We understand that VAT is not payable.

Legal Costs

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

Energy Performance Certificate (EPC)

Awaiting Assessment.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

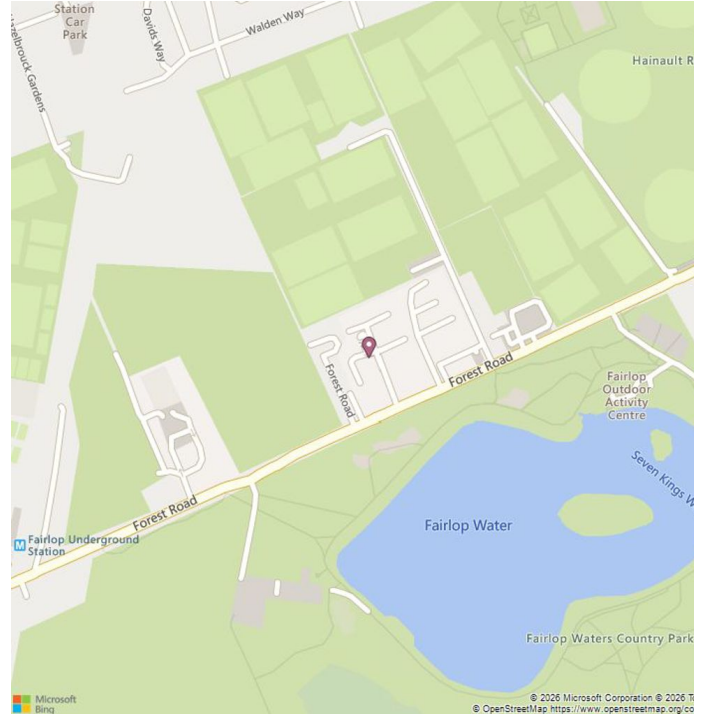
The rent is inclusive of business rates.

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 and should be verified on site.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
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