

TO LET

Industrial / Warehouse Units

2,032 sq. ft. (189 m²)

UNITS 4 & 5, REDBRIDGE ENTERPRISE CENTRE

Thompson Close, Ilford, IG1 1TY



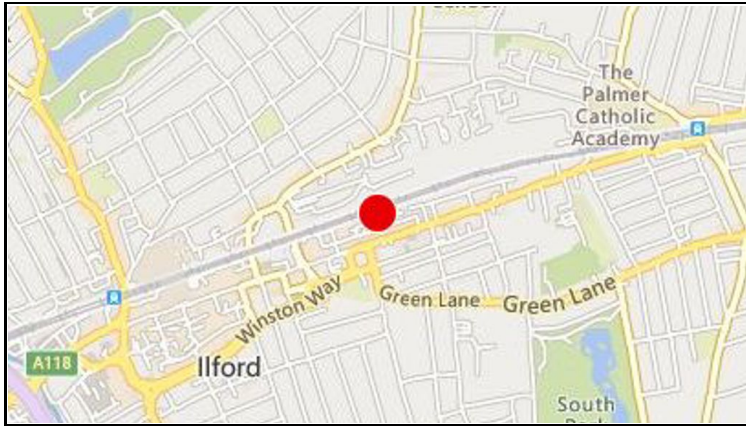
- 3-Phase Electricity
- WC facilities
- CCTV

- Gated estate
- Loading/Parking facilities
- Gas supply (capped)

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The industrial unit is located on Redbridge Enterprise Centre, situated on Thompson Close, with access to the estate via Winston Way from Ilford High Street (A118). The North Circular Road (A406) and Eastern Avenue (A12) are a short distance away giving easy access to locations throughout London. Seven Kings and Ilford Mainline railway stations are located a short distance away and provide direct access into London Liverpool Street.

DESCRIPTION

The properties comprise two single storey industrial units of steel frame construction, with good loading and parking facilities. The properties benefit from clear open-plan warehouse area and WC facilities.

ACCOMMODATION

Total 2,032 sq. ft. (189 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£56,896 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Havering.

SERVICE CHARGE

The service charge currently stands at £5,007.91 per annum.

BUILDINGS INSURANCE

The buildings insurance currently stands at £1,059.49 per annum.

EPC

An EPC has been commissioned at Band D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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