

## Peregrine Road

Ilford

- Class B1 business activities in Prime Location
- Ground floor - Board room - Office rooms
- Kitchen and toilets
- Fully air conditioned & Cat 5 cabling
- Double glazed - VIEWINGS STRICTLY BY APPOINTMENT
- Floor Area: 241.1 sqm (2595 sqft)

Price £41,520 per annum



Located on the Hainault Business Park, this ground floor Class B1 office suite with warehouse / storage capabilities offers excellent opportunities for call centres, office, healthcare, mixed-use and other business types.

#### LOCATION

The property is located on Peregrine Road, part of the renowned Hainault Business Park, and backs onto the Romford Road in Hainault. Providing convenient access to the motorway network with the M11/M25 and A12 both easily accessible. Hainault (1.6 miles) and Fairlop (2.1 miles) underground stations, both served by local buses stopping on Romford Road, supplying a regular service to London Liverpool Street via the Central line.

#### ACCOMMODATION

Ground Floor Approx. Gross Internal Floor Area 2,595 SQ FT/ 241.1 SQM

The current ground floor layout offers three individual offices, a boardroom, a large open office space, storeroom, kitchen and server room. The configuration can be changed to suit personal requirements.

#### NOTE

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

#### BUSINESS RATES:

Any purchaser is advised to contact the local authority as small business relief may be applicable.

#### TENURE

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

#### EPC

The property has a current EPC rated as Band C. To request a full copy of the EPC, please contact us and quote the property address.

#### RENT

£16.00 per sq. ft. per annum exclusive, which equates to £41,520 per annum

#### VAT

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

#### BUSINESS RATES

Payable to London Borough of Redbridge. Further information available on request.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### LEGAL FEES

The proposed tenant to be responsible for our client's reasonable legal costs.

#### CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

#### VIEWINGS

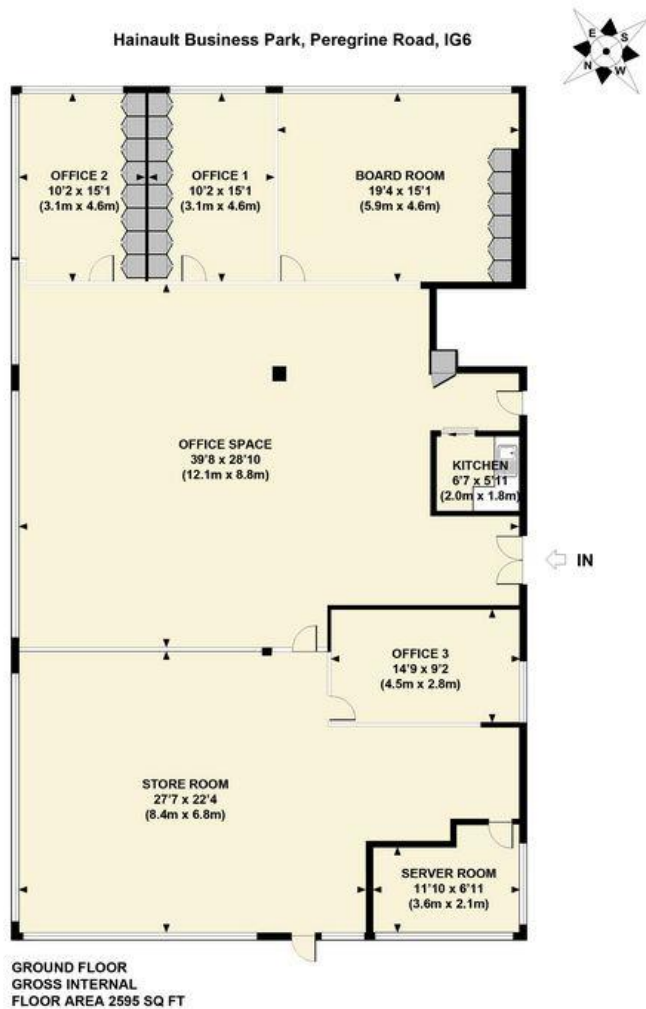
Strictly by appointment.

#### DISCLAIMER:

All measurements have been taken as a guide to a prospective tenant only and are not precise. It is the responsibility of any interested party to seek professional advice to check planning use and whether their proposed use is suitable. These marketing details do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact are for indication purposes only and completed based upon the information given and may not be correct. No equipment or utilities have been tested by us and should be checked by the interested party prior to completion. All features listed at the time of marketing are subject to change and do not form part of the contract.







APPROX. GROSS INTERNAL FLOOR AREA  
2595 SQ FT / 241.1 SQ M

