

E Class Commercial Unit TO LET

356.01 m² / 3832.06 sq. ft

- E Class Use
- Suit variety of trades
- 2.65m / 8ft Height
- Attractive Double Frontage
- Electric Shutter
- Loading and unloading
- Opposite McDonalds
- Close to Forest Gate Train Station

Unit 2-4 Ilux Parade, Palmerston Road,
FOREST GATE E7 8FA



Location:

Situated at the junction of Romford Road (A118) and Palmerston Road this new residential development of 9 self-contained flats leaving an expansive commercial unit on the ground floor.

The property is located opposite a **McDonalds drive thru** and is within the immediate vicinity are many local businesses, parades of shops, schools & colleges that serve the extensive local community.

Forest Gate Station (TFL Rail/ Crossrail) 7-minute walk

Local Bus Routes to Forest Gate / Ilford Town Centre / Stratford Town Centre which are 10-12 min drive away

Description:

The unit is arranged over ground level only

Approximate GIA areas:

Total Area	3832.06 sq. ft	356.01 sq.m
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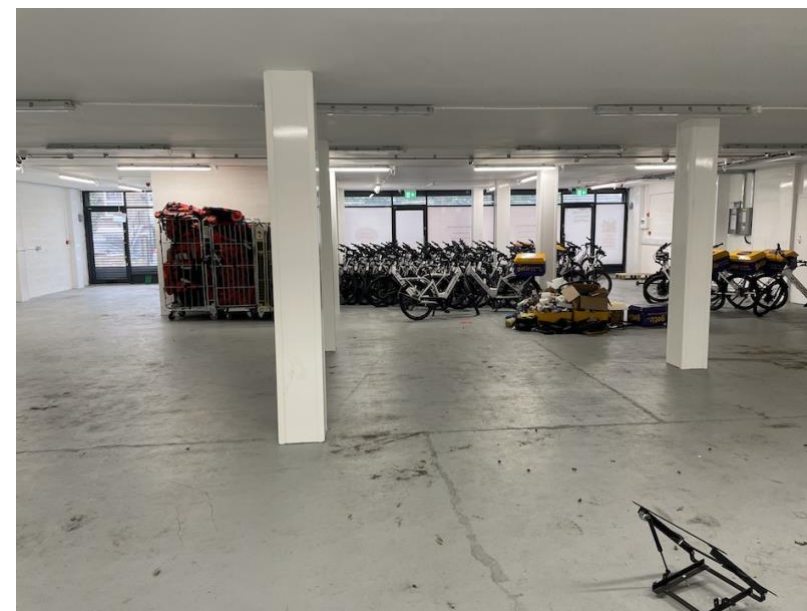
- CCTV & Fire Alarm**
- Electric Shutters**
- 3 Phase Electric**

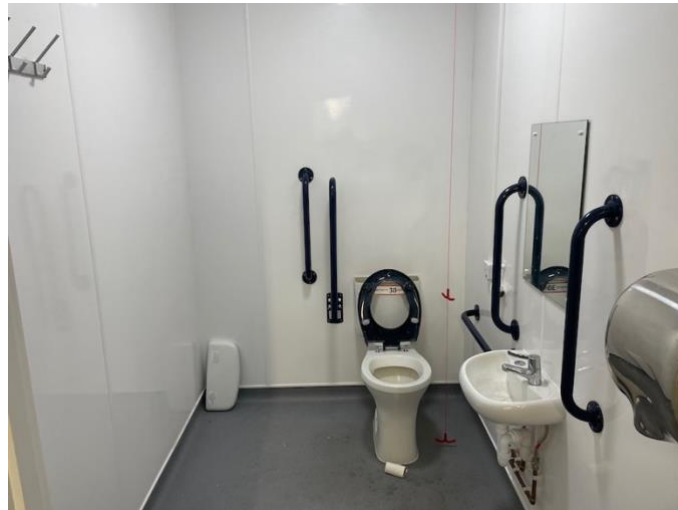
Tenure:

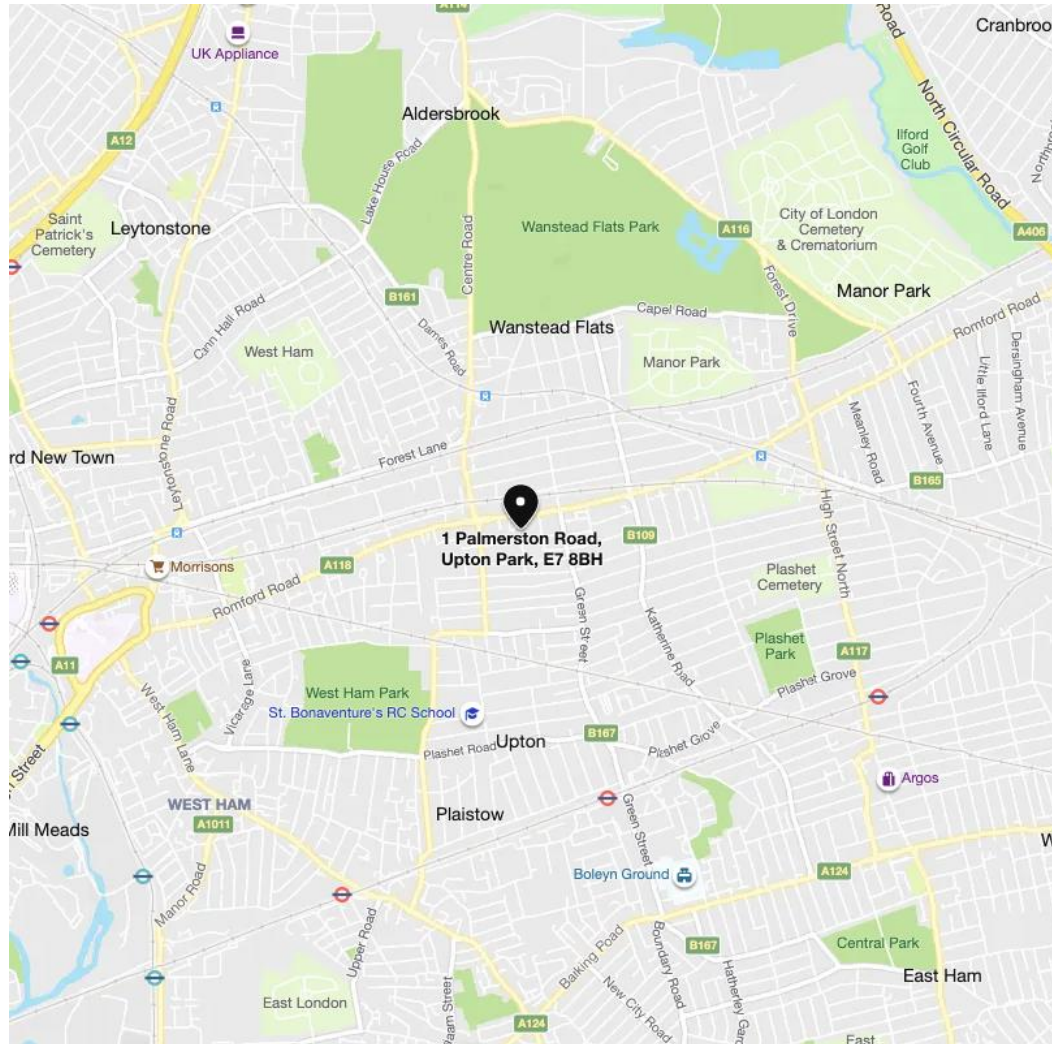
By way of a new FRI lease, term to be agreed

Rent:

£65,000 pax + VAT







Rates

Rateable Value: To be assessed
(Parties advised to verify with Newham council)

Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

Viewing

Strictly by Appointment only via sole agents

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