COMMERCIAL PROPERTY AGENTS

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



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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

3832.06 sq. ft

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:

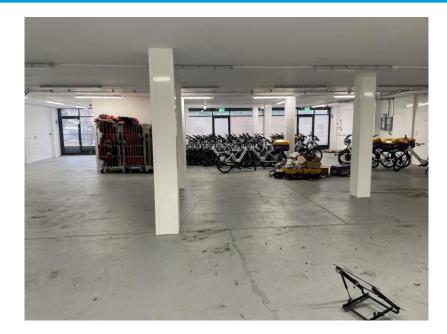
Total Area

356.01 sg.m

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





COMMERCIAL PROPERTY AGENTS









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toad Cranbrook liford Golf Club

Rates

costs

Rateable Value:

Legal Costs

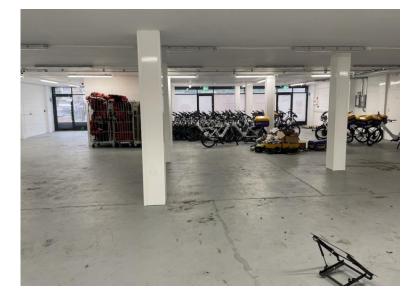
Viewing Strictly by Appointment only via sole agents

Ingoing tenant to pay a contribution towards the landlords' legal

To be assessed

(Parties advised to verify with Newham council)

Jason Grant 020 8506 9900 / 020 8506 9905 jason@countrywidecomm.co.uk



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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