

Romford Road

London, Greater London, E7

£2500 pcm

Details in brief

Available Date: 11/03/2022

Deposit: £7500

Bedrooms:

Bathrooms:

Length of Tenancy: N/A

Furnishing:

Type of building: Office

Upad.co.uk

Telephone: 02037506355

Email: info@upad.co.uk

Full features

- Well located main road position
- Open plan suites
- 1 passenger lift serving all floors
- Manned reception
- Newly renovated
- W/C facilities on each floor
- On-site car parking

Full description

Description

Substantial self-contained office building or available floor-by-floor. Suites from 2,500 sqft (232 sqm) up to 20,690 sqft (1,922 sqm).

The building is situated on the south side of Romford Road (A118), close to the major junction with Upton Lane and Woodgrange Road. This is a mixed commercial and residential area, with well-established retail terraces on Woodgrange Road.

Forest Gate Cross Rail Station is approx. 10 minutes walk and Stratford

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International a 10 minute drive. There are numerous bus routes that service the area. You can further benefit from shopping facilities at Stratford Westfield and the out-door spaces at Queen Elizabeth Olympic Park and the Aquatics Centre.

Office Availability

Floor	Area (sq.ft)	Rent (per month)
Ground	-	LET
First	2600	£2700
Second	2655	£2700
Third	-	LET
Fourth	-	LET
Fifth	2580	£2750
Sixth	-	LET
Seventh	-	LET

Description

Avicenna House, 258-262 Romford Road comprises a detached office building of concrete frame constructions.

It is arranged over ground and 7 upper floors totalling 20,790 sq.ft.

The accommodation has been refurbished fully throughout.

The site provides surface car parking with 20 spaces.

Rent

Quoting rents are in the table above

Rates

Prospective tenants are requested to contact Newham Council for further information.

Occupiers may be eligible for 100% small business rates relief.

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Service Charge

Service charge budget at £3.50 per sqft (subject to change).

Further information is available on request

EPC Rating: D

Viewing

Strictly by appointment