

DOUBLE-STOREY OFFICE WITH SECURE GATED ENTRANCE AND CAR PARKING FOR 12 VEHICLES AVAILABLE ON FLEXIBLE TERMS
 CHARTER HOUSE, 18A BEEHIVE LANE, ILFORD, ESSEX, IG1 3RD
 3,590 SQ.FT (333.52 M²)



Key Features

- Suspended Ceilings
- LED Lighting
- Carpeting Throughout
- Secure Parking for up to 12 cars

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The site is located just off Beehive Lane, to the rear of the local parade of shops fronting the road. The site is accessed via an electronically operated metal gate between 18 Beehive Lane and Cranbrook United Synagogue. Gants Hill Underground Station is a five minute walk away to the north of the site and there are also numerous bus routes accessible from the site, as well as on-street parking. There is off-street, allocated parking for approximately 12 vehicles.

Accommodation

Self-contained double-storey B1 office building with staff facilities, secure gated entrance and 10-12 allocated car parking spaces. Amenities within the demise include suspended ceilings, LED Lighting, CAT 5 internet ports, air conditioning, as well as double glazing and carpeting throughout. Approximate areas are as follows in accordance with the International Property Measurement Standards (IPMS 3) for offices.

Ground Floor	1,772 sq.ft (164.62 m ²)
First Floor	1,818 sq.ft (168.90 m ²)
Total Area	3,590 sq.ft (333.52 m ²)

Lease Terms

The premises is available by way of a Full Repair and Insuring lease for a term to be agreed.

Rent

price upon application

Rates

Rateable Value	£41,750
UBR 20/21	50.7p
Rates Payable	£21,167.25

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

E	102	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.