



Class E Office Space to Let

First Floor
186/192 High Road
Ilford
IG1 1LR

Size
5,441 sq ft
(505 sqm)

Rent
£22.50 psf

Rateable Value
£68,500

Service Charge
TBC

- * Prime Ilford High Road Location
- * Excellent Connectivity: Short walk to Ilford Station (Elizabeth Line)
- * Private Entrance from the high street leading directly to the first floor
- * Use Class E
- * Also suitable for alternative uses such as gyms, nurseries and medical
- * Air Conditioning
- * Shower facilities
- * Small roof terrace terrace / outdoor

OFFICE SPACE TO LET

Misrepresentation Act 1967

Location

186-192 High Road occupies a prime position in the heart of Ilford's town centre which serves as a primary shopping and business destination for East London.

The property is a short walk from Ilford Station, which is served by the Elizabeth Line and the High Road is a connection for London's bus network, with numerous high-frequency routes stopping nearby that connect to Gants Hill (Central Line), Barking, and Romford.

The surrounding area is anchored by several major national retailers which include the Asda Supercentre, Lidl, Costa Coffee and The Exchange Ilford shopping centre.



Description

This first-floor suites at 186-192 High Road benefits from a private, dedicated entrance and a versatile layout suitable for all Uses under Class E.

Currently configured for office use, the interior is divided into two primary wings partitioned into numerous meeting rooms and private workspaces.

The premises is well-appointed with air conditioning, a functional kitchenette and dual cloakroom facilities, one of which is equipped with a shower.

Lease Terms

The suites can be let together or separately by way of a new flexible lease direct from the landlord.

Floor Area

First West Wing	2,206 sq ft
First East Wing	3,235 sq ft
Total	5,441 sq ft

East Wing



West Wing



Floor Plan

