

8TH FLOOR, LYNTON HOUSE, 255-259 HIGH ROAD, ILFORD, IG1 1NY

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

2,523 sq.ft - 5,766 sq.ft (234.39 m² - 535.68 m²)



Location

Lynton House is located at the eastern end of High Road, Ilford adjacent to the Griggs Approach flyover and within a short walk from Ilford's main retail pitch and the Exchange Shopping Centre

Ilford Rail Station (Elizabeth Line) is within a few minutes walk to the west of the building providing direct access to central London. The A12 is within 5 minutes drive connecting to the A406, M11 & M25.

Accommodation

The property comprises the 8th Floor of Lynton House which is available as a whole floor or in two suites separated by the lifts, stairwells and WC's. The net internal floor areas are:

8th Floor (South)	2,523 sq.ft (234.39 m ²)
8th Floor (North)	3,243 sq.ft (301.28 m ²)
Total	5,766 sq.ft (535.68 m ²)

Terms

A new, effectively full repairing and insuring lease on terms to be agreed.

Rent - £20 per sq. ft per year exclusive of business rates, building insurance, service charge, vat and utilities. Rent is to be paid quarterly in advance. The Landlord may require a rent deposit from 3 months, subject to status.

Service Charge

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

Rates

Rateable Value (Entire Floor)	£55,000 (estimated)
UBR (2023/2024)	0.512
Rates Payable	£28,160 (estimated)

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear thier own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Contact Joint letting agents:

Mass & Co

Mark Mannering - mark.mannering@massandco.com 01277 201300

Spencer Craig Partnership

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