



**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£875 PER MONTH**

- Serviced office suites from approx 175 sq ft
- Parking available by agreement
- Suitable for a variety of businesses
- Reception and meeting room facilities available by agreement

# SERVICED OFFICES, THE VINTRY, 53 REDBRIDGE LANE EAST, ILFORD, ESSEX, IG4 5EY



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

This property is situated between the M11, A406 and A12, and access can therefore be provided from here to national and international transport links including European sea links, as well as Stansted and City Airports. Redbridge Underground Station (Central Line) is located less than 0.6 miles (1 km) away and this provides a regular service into Central London. The area is also served by local buses.

#### Description

Comprising various serviced office suites located within a recently refurbished office building of some character. The office suites range in size and would be suitable for a variety of occupiers.

Offices are available fully furnished and further details are available on request. Car parking is available by separate agreement.

Newly installed kitchen facilities (includes tea/coffee) are available as well as toilet facilities.

The following office suites are now available:

Manuka Suite: £875 PCM + VAT (185 sqft) - AVAILABLE

The Pod: NOW LET

#### Terms

The offices are fully serviced with kitchen facilities, reception, air conditioning and a private meeting room. On-site facilities also include garages, storage, car parking and warehousing, subject to availability.

- Minimum contract length 6 months
- Deposit amount: 2 months rental deposit
- Rent paid on a monthly basis

#### Business Rates

Tenants are responsible for registering with the Local Authority in respect of business rates. Interested parties may benefit from small business relief and are advised to contact the local authority to ascertain current rate liability.

#### Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



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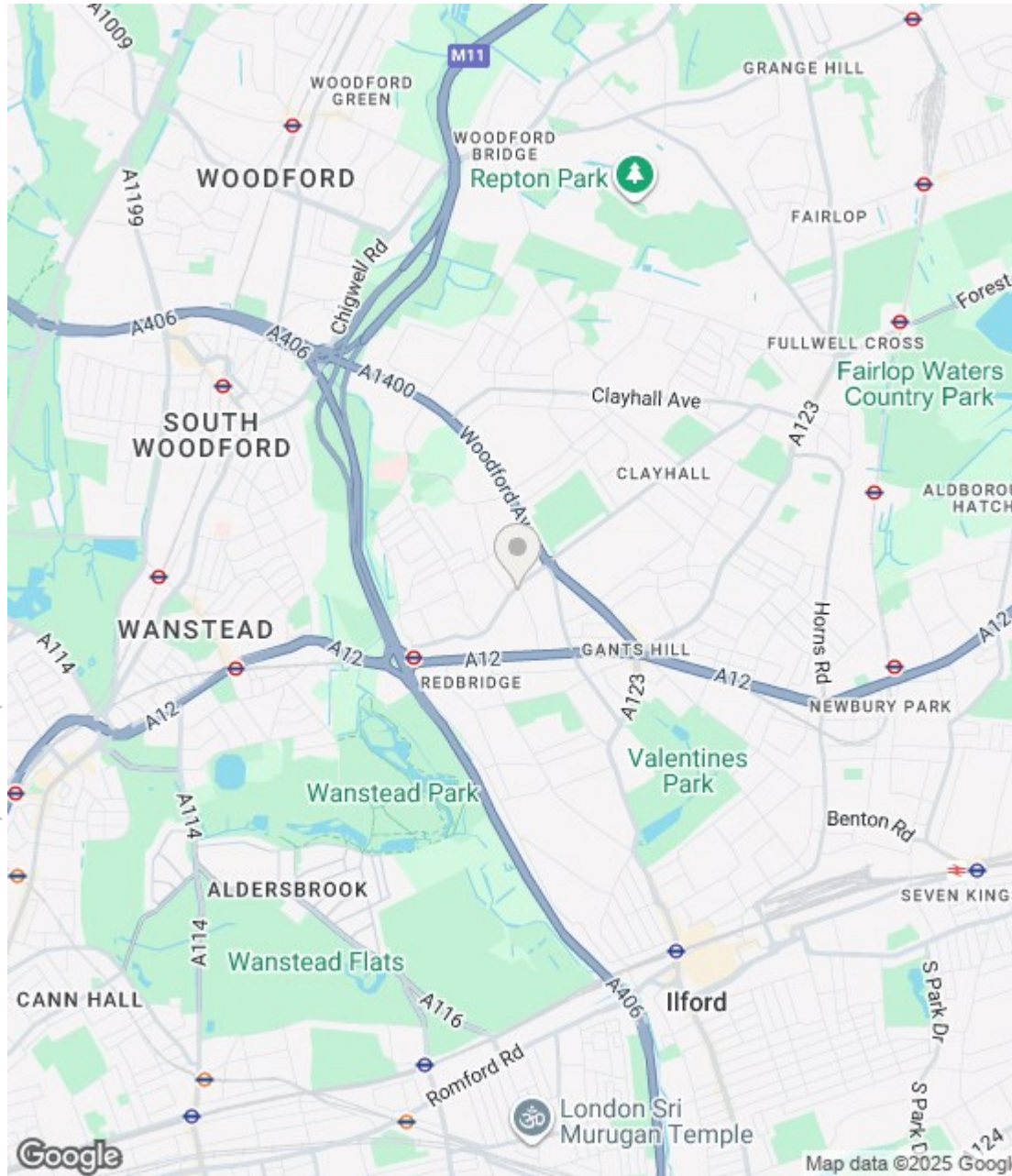
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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