

# 287 CRANBROOK ROAD ILFORD IG1 4UA

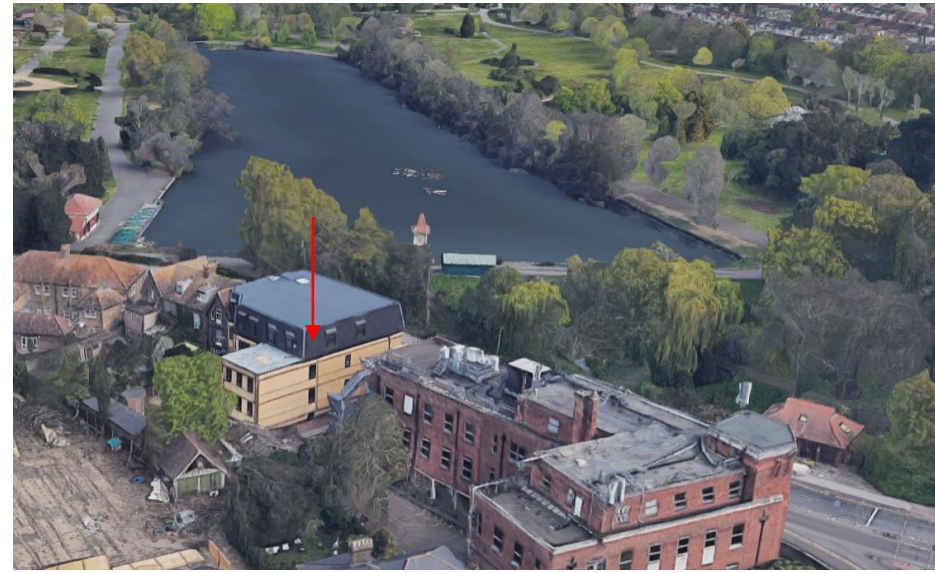
## F1 EDUCATION BUILDING TO RENT



## LOCATION

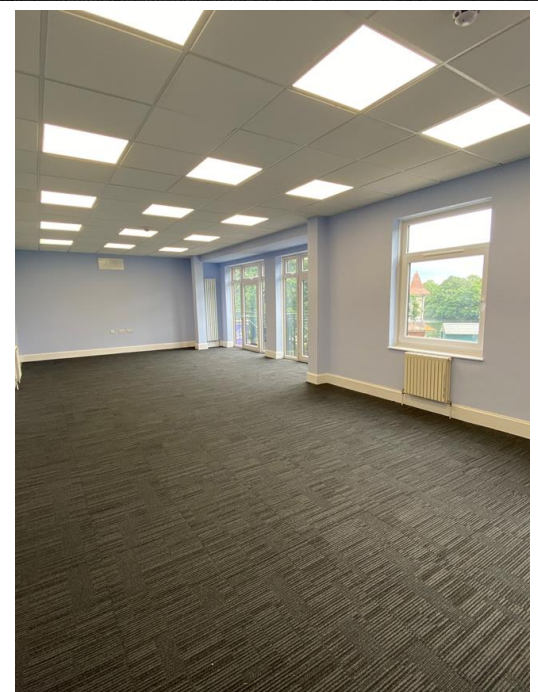
The property is located on the West side of Cranbrook road, close to its junction to The Drive. The property is directly opposite Valentines Park, which is the largest green space in the London Borough of Redbridge.

Ilford Station is approx. (0.5 mile) from the property offering access to Liverpool Street in less than 20 minutes and the West End within 25 minutes. Gants Hill Station on the Central Line is approx (0.8 miles) away. Numerous bus routes are accessible from Cranbrook Road.



## PROPERTY

The property comprises a self-contained office building that has recently been extended with the addition of a newly built third floor and rear extension. The property has recently had a brand new 8 person Schindler lift installed, and the toilets have been refurbished. To the rear of the property is an enclosed courtyard with parking for 6-8 cars.



## SIZE

<b>3<sup>rd</sup> floor</b>	<b>2,620 sq ft</b>	<b>243.40 sq m</b>
<b>2<sup>nd</sup> floor</b>	<b>2,936 sq ft</b>	<b>272.76 sq m</b>
<b>1<sup>st</sup> floor</b>	<b>2,950 sq ft</b>	<b>274.06 sq m</b>
<b>Ground floor</b>	<b>2,334 sq ft</b>	<b>216.83 sq m</b>
<b>Total</b>	<b>10,840 sq ft</b>	<b>1,007.05 sq m</b>

## AMENITIES

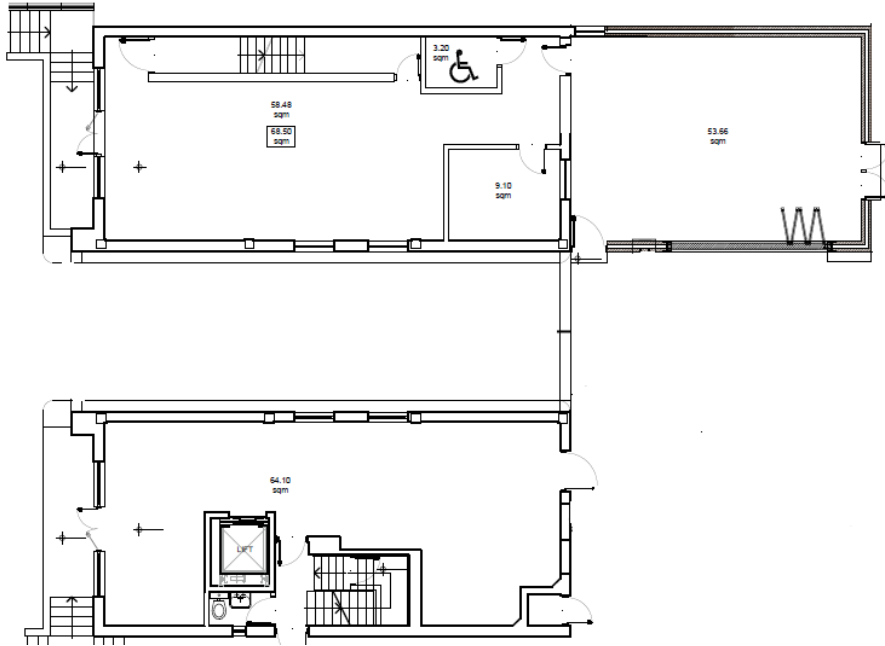
- F1 Use
- New Passenger lift
- Close proximity to public transport
- Car Parking
- Attractive gated frontage
- External Playground
- Excellent natural light
- Self-contained building

## PLANNING

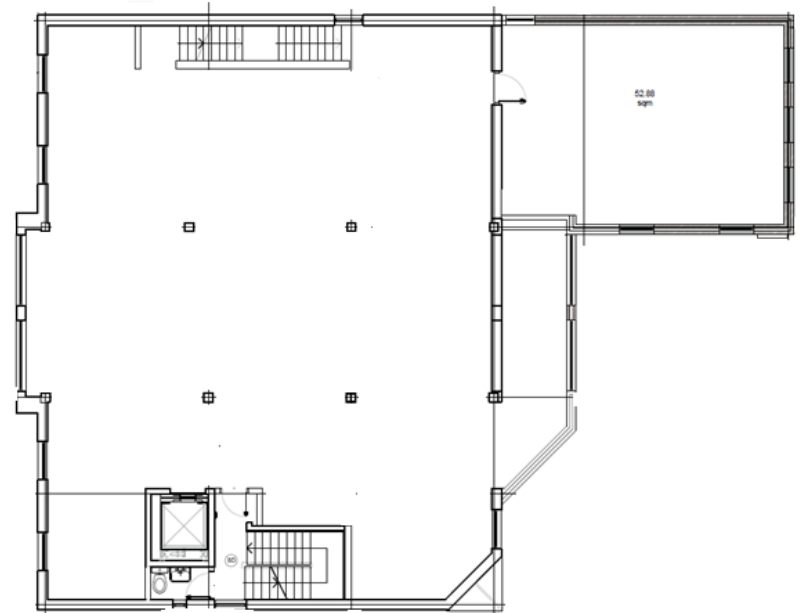
The property benefits from an F1 use having previously been used for education purposes.

## EPC

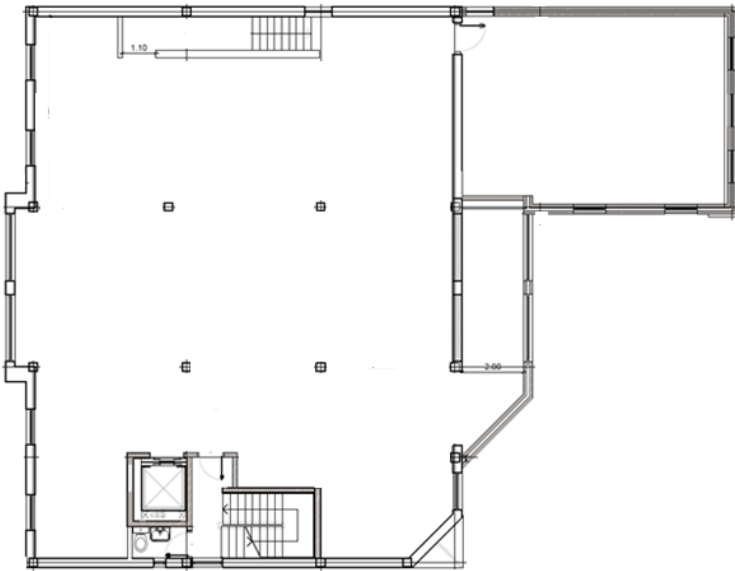
## GROUND FLOOR



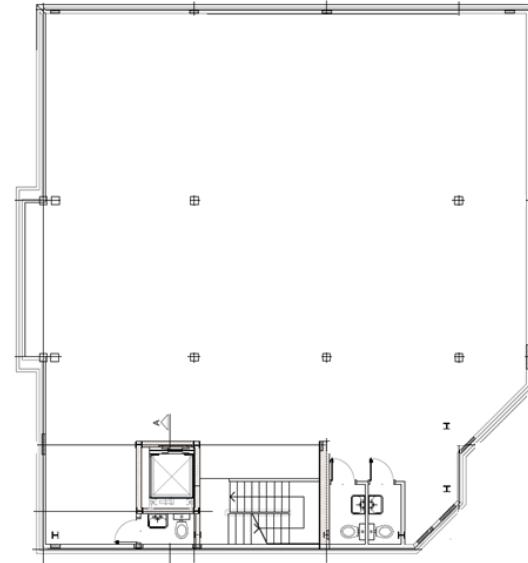
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



## TERMS

The property is available on a new lease for a term by arrangement directly from the freeholder.

## RENT

Upon Application.

## VAT

We have been informed that VAT is not payable on the rent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

By appointment through sole agents



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