

lot 12

Rent
£200,685
per annum
exclusive

277-278 High Road, Ilford Essex IG1 1QQ

Freehold Modern Office Investment

- Entirely let to The North-East London Probation Committee
- Approximately 1,081 sq m (11,635 sq ft) with on-site car parking
- Prominent town centre location
- Neighbouring occupiers include London Borough of Redbridge, Fitness First, Lidl, Farmfoods Supermarket and Redbridge Borough Police HQ
- Six Week Completion Period Available



On behalf of
Joint LPA Receivers



lot 12

Rent
£200,685
per annum
exclusive



Location

Miles: 12 miles east of the Central London
Roads: M11, North Circular (A406), A12
Rail: Ilford Railway Station, Newbury Park Underground Station (Central Line)
Air: London City Airport (5 miles), Stansted Airport (25 miles)

Situation

The property is prominently situated on the northern side of the High Road, directly opposite the Borough Police headquarters, and immediately east of the pedestrianised retail thoroughfare. Lynton House, London Borough of Redbridge's administrative offices, is approximately 100 metres east while the adjacent Ilford Retail Park houses occupiers including Fitness First, Lidl and Farmfoods Supermarket.

Description

The property comprises a SELF-CONTAINED MODERN OFFICE BUILDING benefiting from raised floors, suspended ceilings and a passenger lift serving all floors. The property also benefits from the right to use the car parking spaces to the rear (please see area shaded blue on the plan).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. The property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Office	353.90 sq m	(3,809 sq ft)	THE NORTH-EAST LONDON PROBATION COMMITTEE (1)	20 years from 28/09/1995 until 11/04/2016 on a full repairing and insuring lease	£200,685	28/09/2015
First		364.00 sq m	(3,918 sq ft)				
Second		363.13 sq m	(3,908 sq ft)				
Totals		1,081.03 sq m	(11,635 sq ft)			£200,685	

(1) The North-East London Probation Committee is part of the London Probation Trust who employ 3,000 staff across London and at any one time supervise 45,000 offenders across London's 32 boroughs. They work alongside other criminal justice agencies, including the police, prisons and courts to protect the public by supervising offenders in the community. (Source: www.london-probation.org.uk 13/01/2011)

For further details please contact:

Jo Cordrey
 Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.
 Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
 Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.
 Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Viewings

There will be group viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas.
 Tel: +44 (0)20 7034 4857.

Solicitors:

Shoosmiths
 7th Floor, 125 Colmore Row, Birmingham B3 3SH.
 Tel: +44 (0)3700 864219 Fax: +44 (0)3700 864001.
 Email: aaron.hartow@shoosmiths.co.uk
 Ref: Aaron Harlow.

