



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£60,000 PER ANNUM

- Modern office space to let
- Approx 2,642 sq ft (245.4 sq m)
- Town Centre location
- Gated parking available
- Suitable for a variety of uses

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

## SECOND FLOOR NEPTUNE HOUSE, 8-11 CLEMENTS LANE, ILFORD, ESSEX, IG1 2QZ



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.

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#### Location

Neptune House is situated prominently on Clements Lane by the Winston Way roundabout in Ilford, Essex. Clements Lane is adjacent to Ilford High Road which comprises a variety of independent businesses and many multiple occupiers such as Lidl and Greggs. Neptune House is within approximately 0.4 miles (644 metres) of Ilford Station and approximately 1.6 miles (2575 metres) of Seven Kings Station, both of which are served by the Elizabeth Line. The A12 and A406 are accessible from the premises and provide access to the Motorway Network.

#### Description

Neptune House is a 3-storey office building of some character. The following sized office is available, and this would suit a variety of occupiers:

Office E (2nd floor): 2,642 sq ft (245.4 sq m).

Toilet & kitchenette facilities available.

Parking available.

All areas are approximate only.

#### Terms

The office is available at the following rent:

Area E: £60,000 per annum.

Tenants will be responsible for paying their own business rates and will pay a service charge for utilities and the servicing of communal areas.

#### Business Rates

The premises will need to be reassessed by the Valuation Office.

#### Legal Costs

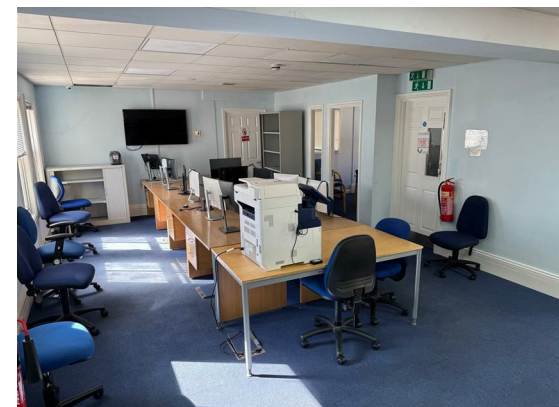
To be met by the ingoing tenant.

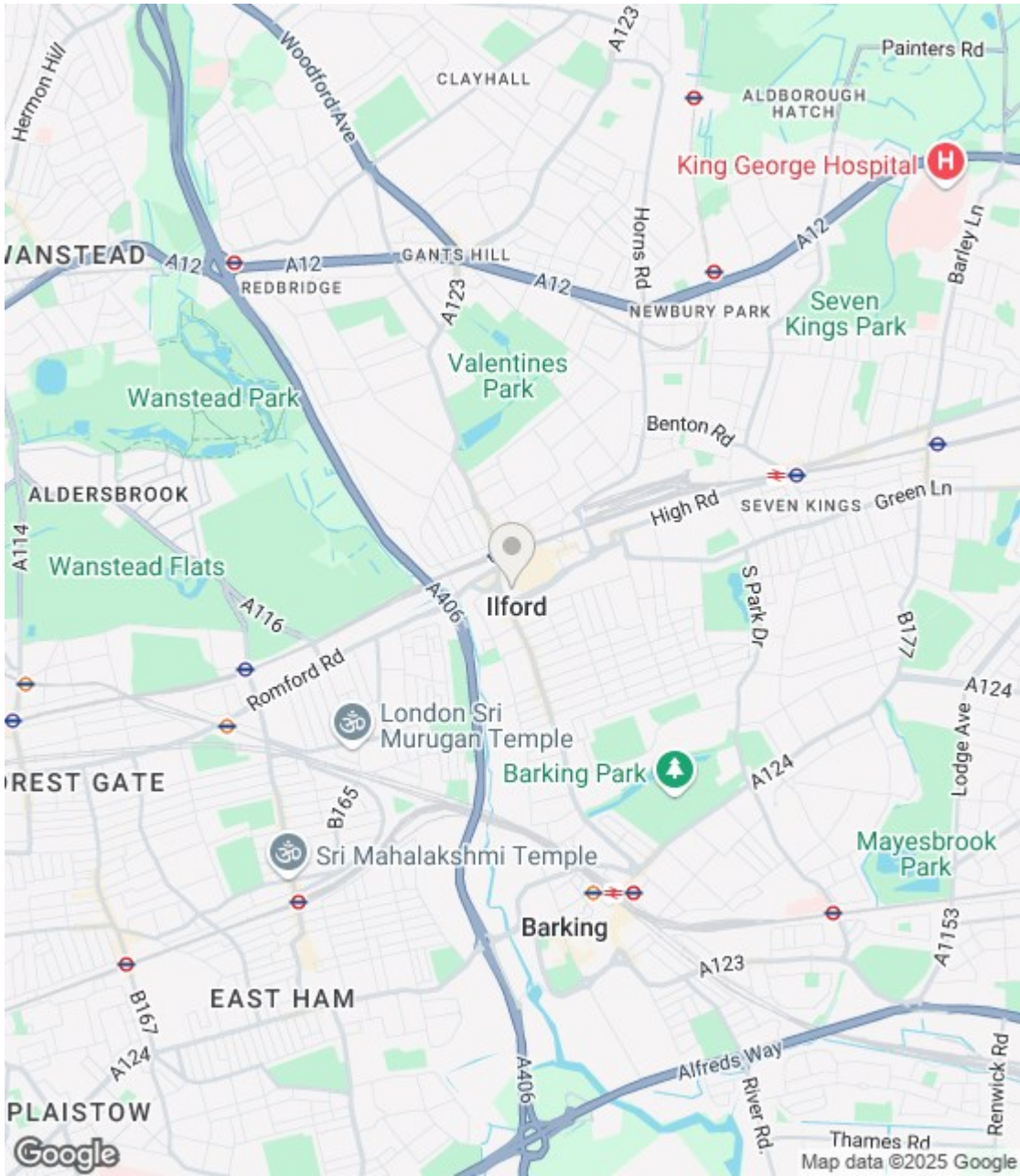
#### Viewings

Please call Clarke Hillyer on 0208 501 9220.

#### EPC

The premises have an EPC rating of C.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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