

ADAM STEIN & CO

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**SECURE DRY STORAGE  
CLOSE TO ILFORD TOWN CENTRE**

**TO LET**

**TELEGRAPH MEWS  
ILFORD  
IG3 8LA**

**2,200 sq.ft. (204.38 sq.m.)**



**Location:** The building is located in a quiet mews location directly behind A118 High Road directly opposite Seven Kings Mainline station.

**Accommodation:** Available accommodation comprises a secure lock up storage unit used as secure storage for many years. Loading is from the front of the building.

The unit has an approximate floor area of 2,200 sq.ft. (204.38 sq.m.).

Floor areas provided by Landlord therefore cannot be relied upon. Interested parties are encouraged to make their own enquiries in this regard.

## Terms

**Tenure:** Leasehold. A new effective FR & I lease is available directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary.

**Rent:** £17,600 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**EPC:** An EPC will be available shortly.

## Cons. Protection & Money Laundering Regulations:

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

**Legal Costs:** Both parties' reasonable legal costs are to be borne by the ingoing Tenant.

**Viewing:** **Strictly** by arrangement via this office.

