



Ilford Mainline Station

**** RARELY AVAILABLE ****

**11x TOWN CENTRE CAR PARKING SPACES
FOR SALE**

PRIOR ROAD, ILFORD IG1 2DQ

MOMENTS FROM ILFORD MAINLINE STATION

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

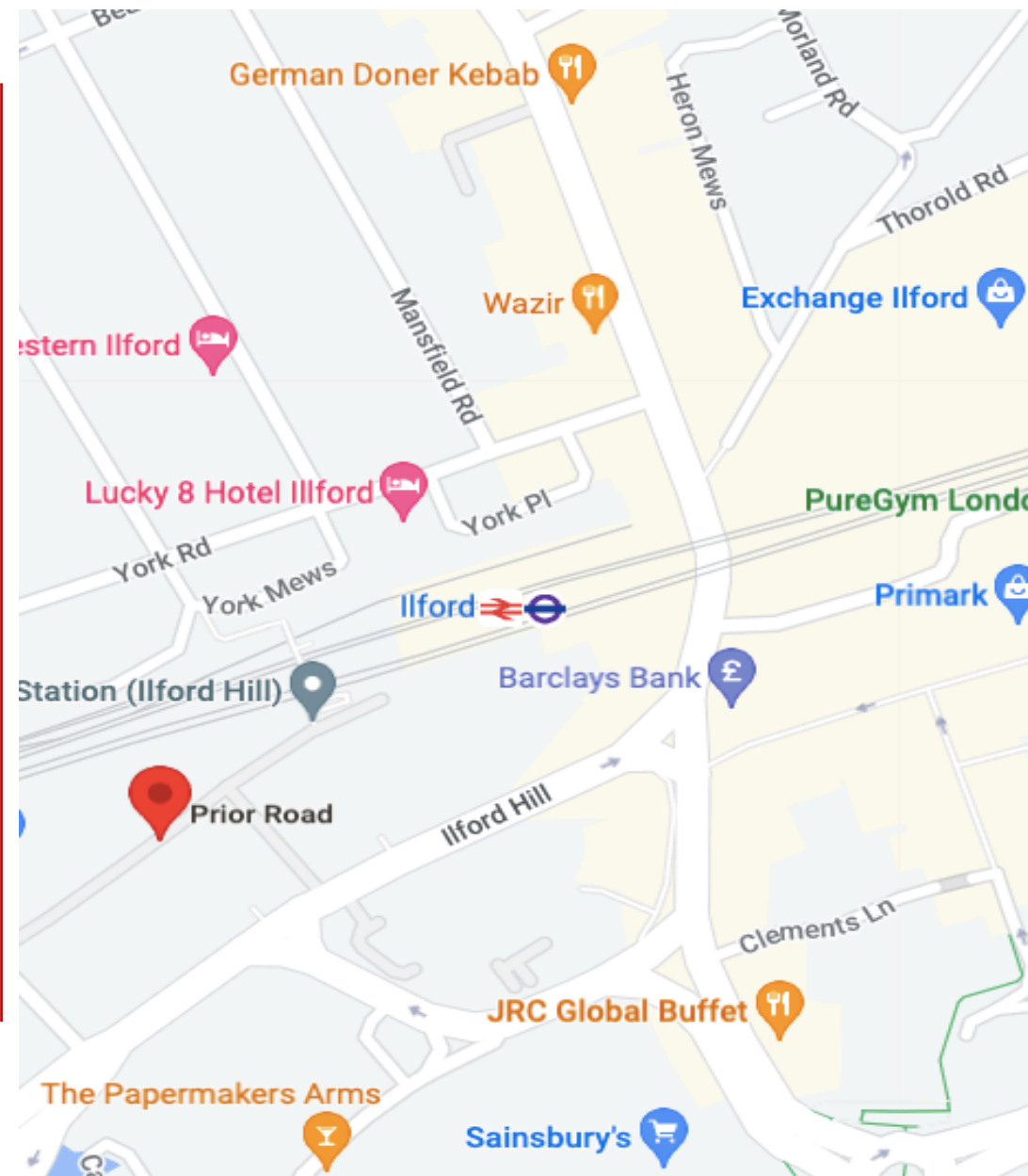
Location

The property occupies a unique position on Prior Road very close to the Town centre and less than 100 meters from the new south entrance to Ilford mainline station offering access to the recently opened Elizabeth Line which will be fully functional to provide direct connections between Abbey Wood to Heathrow and Reading and from Shenfield to Heathrow via the City by May 2023.

The immediate area also benefits from bus routes 25, 86, 123, 128, 145, 147, 150, 167, 169, 179, 296, 364, 366, 396, 425 462, EL1 & W19 school routes 667, 677 and 679 as well as night bus routes N25 and N86.

Additionally, Ilford benefits from excellent road connections to the local and national network being moments from A406 North Circular Road which in turn offers links to A12, A13, M11 and M25.

* Information provided via TfL website.



Accommodation

Available accommodation comprises of 11x marked car parking spaces as per the plan shown overleaf.

Terms

Tenure/Price

Long Leasehold/Virtual Freehold. The spaces are available by way of a new 150 year lease. Price upon application.

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.

Legal costs

Each party to bear their own legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

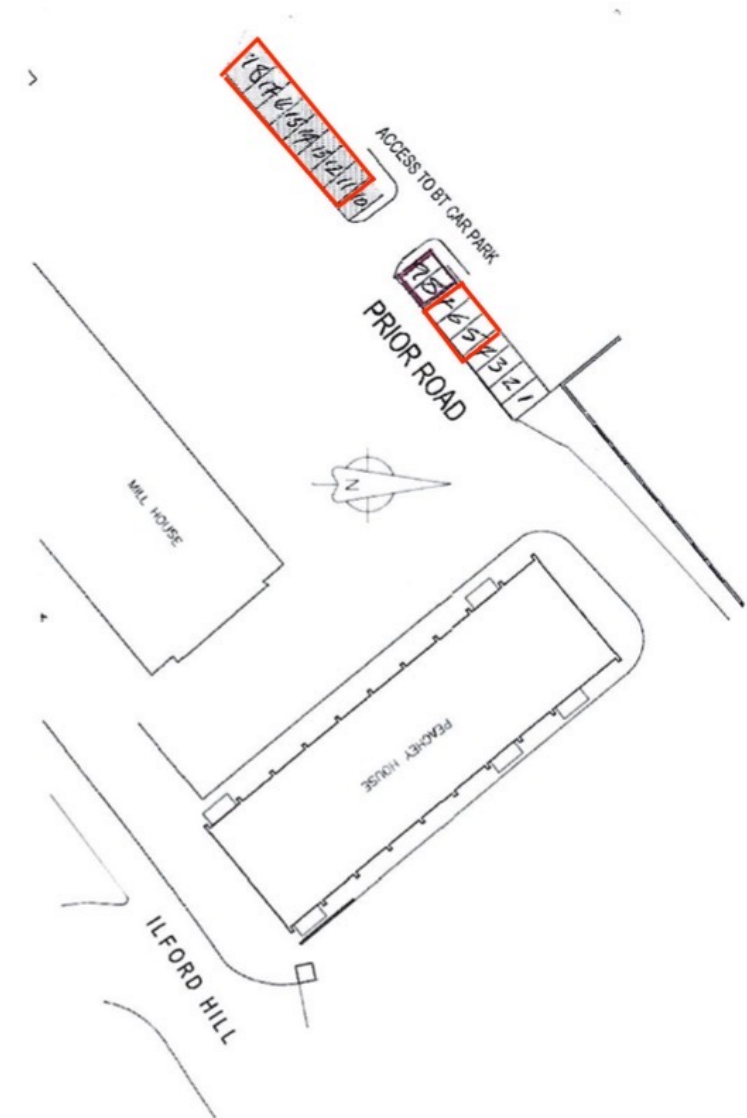
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior appointment via sole agents.



ADAM STEIN & CO

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