Bennett Phillips Luton

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- COMMERCIAL PROPERTY AGENTS
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- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Philips Luton 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.



DETACHED INDUSTRIAL/WAREHOUSE UNIT

1,001 sq. ft (93m2)

FOR SALE

161 NORTHBROOK ROAD
ILFORD
IG1 3BE

- Predominantly open plan accommodation
- Office and WC facilities
- Roller shutter access
- Detached unit
- Approximately 0.5 miles from Ilford Station
- Excellent road connectivity







Location:
The property is located on Northbrook Road, close to its junction with Cranbrook Road. All retail, restaurant and public transport facilities of Ilford Town Centre are located within walking distance including Ilford station. Numerous bus routes pass the property. The motorway network is easily accessible via the A406/M11 and M25.

Accommodation:
The property comprises a detached, single-storey warehouse/industrial unit providing predominantly open-plan accommodation, together with an office and WC facilities.

The unit benefits from three-phase electricity and roller shutter access.

The approximate Gross Internal Area (GIA) is as follows:

Total: 1,001 sq. ft. (93 sq. m.)

Tenure:
Freehold with vacant possession

Price:
£390,000

EPC:
An EPC has been commissioned. Further details available on request.

BUSINESS RATES:
Applicants are advised to make their own enquiries to the Local Council for rates payable.

POSSESSION:
Upon completion of legal formalities.

LEGAL COSTS:
Each party are to be responsible for their own legal costs borne in this transaction.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:
Strictly by appointment through agents Bennett Phillips Luton - 020 8501 3000 - Contact Taylor Phillips at taylor @bennettphillips.com

Certain images within these particulars have been digitally edited using artificial intelligence to illustrate the unit cleared of all contents. They are provided for guidance and spatial illustration only.

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.
Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.