

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

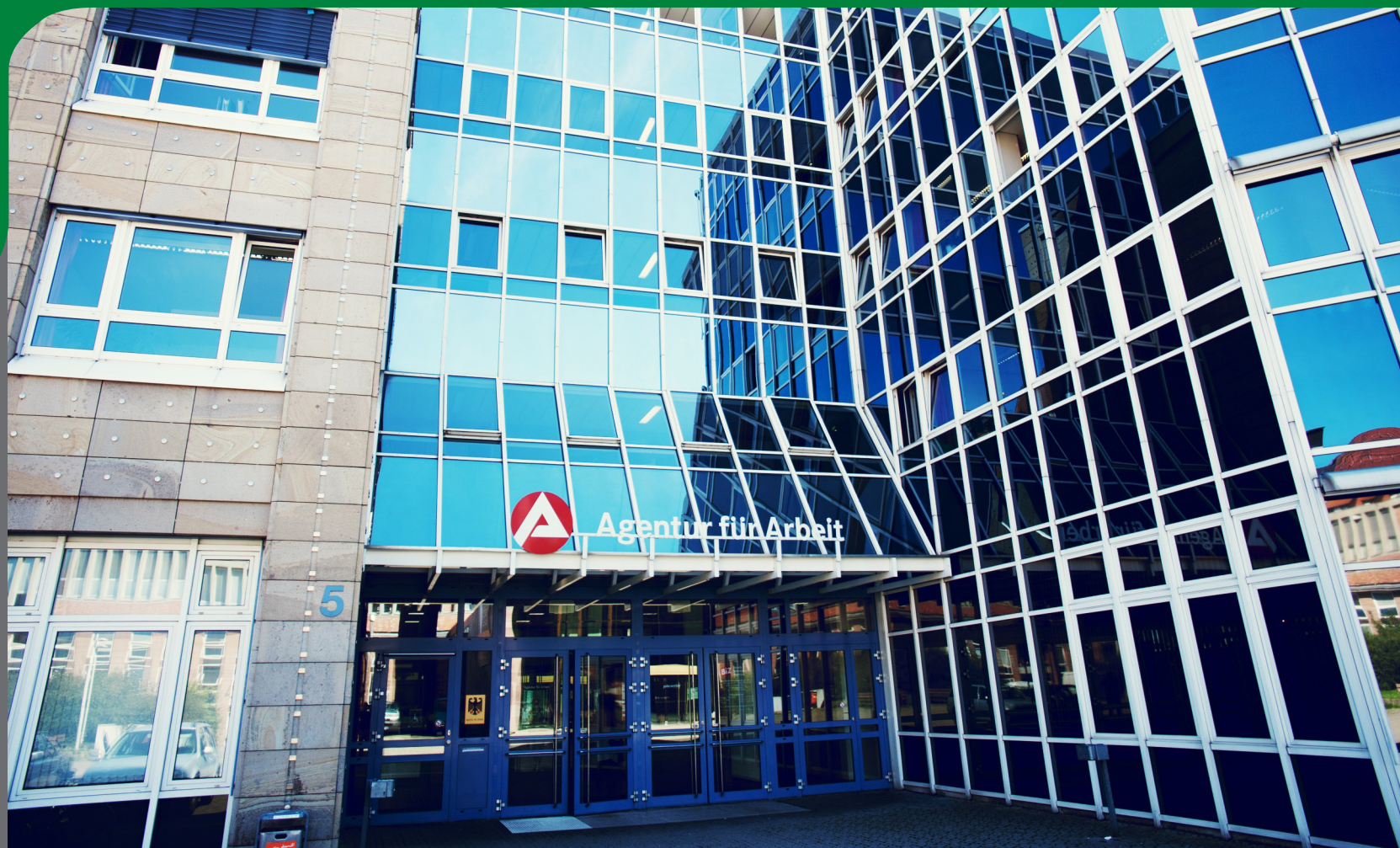
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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips 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.



Ilford Town Centre Office Investment For sale

Neptune House
8-11 Clements Court | IG1 2QZ

Modern 3 storey building

7,686sq.ft (714m²)

Lease expires 3/8/2020

10 Parking Spaces

Income: £105,000 per annum exclusive

EPC: Available on request



LOCATION DETAILS:

The property is located within Clements Court, Clements Lane, Ilford which is situated in the heart of the town centre. Ilford Main Line Station is within a short walk and the motorway network is accessed nearby via the A406, M11 and A12.

ACCOMMODATION:

Comprising a modern three storey office building within an attractive courtyard development. The property benefits from double glazing, suspended ceiling, 8 person passenger lift and an air handling system. WC and kitchen facilities are located on each floor and externally, the property has the benefit of 10 on site parking spaces. An estate maintenance charge is applicable. Further details upon request.

APPROXIMATE NET INTERNAL FLOOR AREAS ARE AS FOLLOWS:

Ground Floor:	230 m2	2,476 sq ft
First Floor:	241 m2	2,594 sq ft
Second Floor:	243 m2	2,616 sq ft
Total Floor Area:	714 m2	7,686 sq ft

BUSINESS RATES:

Rateable Value - £102,000

TENURE:

Freehold - subject to occupational tenancy and income derived.

TENANCY DETAILS:

The entire property is let to Metropolitan Enterprises Limited which in turn, is owned fully by the University of Hertfordshire for a term expiring 3rd August 2020 (inside the L&T Act) at a passing rent of £105,000 per annum exclusive. The tenant is liable for all estate / service charges applicable.

PRICE:

Offers in excess of £1.5 Million subject to contract.

LEGAL COSTS:

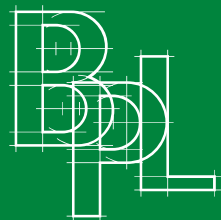
Each party are to be responsible for their own legal costs borne in this transaction.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | **0208 501 3000**

Contact Simon Phillips at simon.phillips@bennettphillips.com

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