

## TO LET UNIQUE STYLISH OFFICES WITH PRIVATE PARKING

120.8 SQ M - 538 sq m  
(1,300 sq ft - 5,800 sq ft)



**WYCLIFFE HOUSE**  
**245/247 CRANBROOK ROAD**  
**ILFORD IG1 4TD**

See important notice overleaf

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## WYCLIFFE HOUSE, 245/247 CRANBROOK ROAD, ILFORD, ESSEX IG1 4TD:

**DESCRIPTION & SITUATION** Comprising the entire first floor and part second floor of this award winning Grade II Listed Building. The available space is provided mainly as airy open plan office space with delightful features including a timber vaulted roof and excellent natural light through various windows including stained glass. The remaining space provides several private offices.

Wycliffe House is situated at 245/247 Cranbrook Road, Ilford which is on the northern edge of Ilford's main shopping area and within 5 minutes walking distance of Ilford Railway Station, 15 minutes walk from Gants Hill Tube Station and by car within easy reach of the A406, M11 and M25.

**FEATURES**

- UNIQUE STYLISH OFFICES**
- LARGE OPEN PLAN SPACE WITH TIMBER VAULTED ROOF**
- PRIVATE CAR PARKING AT REAR**
- 8 PERSON PASSENGER LIFT**
- AIR COOLING SYSTEM**
- RAISED FLOORS**
- KITCHEN**
- SOUND PROOF RECORDING ROOM**

**FLOOR AREAS** All dimensions and areas are approximate only.

	sq m	(sq ft)
First Floor (mainly open plan) Offices	418.1	4,500
Second Floor Offices	120.8	1,300
<b>Total Net Internal Floor Area</b>	<b>538.2</b>	<b>5,800</b>

**NB Each floor is available individually if required**

**TERMS** To be let on a new lease/s for both short or long term requirements.

**RENT** 1<sup>st</sup> Floor £58,500 per annum exclusive  
2<sup>nd</sup> Floor £17,500 per annum exclusive

**RATES** To be advised

**LEGAL COSTS** Both parties reasonable legal costs are to be borne by the ingoing tenant.

**VIEWING** Contact joint Sole Agents

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