PRELIMINARY PARTICULARS



***** E CLASS PRE-LET OPPORTUNITY ****

Orion House 104 -104A Cranbrook Road, Ilford, IG1 4FG



Indicative impression.

E Class Unit PRE-LET OPPORTUNITY

Orion House, 104-106 Cranbrook Road, Ilford, IG1

4496 sqft / 417.87 sqm

GN 2 www.gn2.uk.com



PROPERTY DETAIL:

The property, which is currently undergoing redevelopment of both the commerial and upper residential accommodation, occupies a prominent corner position on Cranbrook Road and Wellesley Road. Arranged over ground and basement floors the property is expected to be delivered in Shell and Core specification and will benefit from excellent frontage and suitable for a variety of different E Class concepts.

The final specification is to be confirmed.

Indicative Floor Areas:

	Floor	SQ FT	SQ M	
	Gound Floor	1,892 Sq Ft	175.88 sqm	
	Basement Floor	2,604 Sq Ft	242.03 sqm	
Term:	Total	4,496 sq ft	417.91 sqm	Pre-let opportunity for a
	new lease available outside the landlord and Tenant act 1954 part II			
RENT:	Guiding £100,000 per annum			
Rateable Value:	To be re-assessed.			
Service charge:	To be confirmed			
EPC:	To be assessed once PC occurs.			
Contact GN2:				

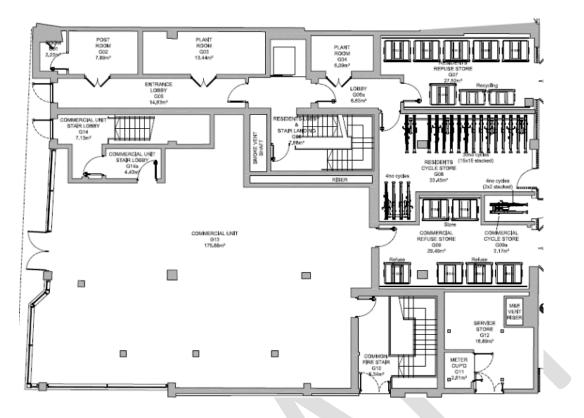
Tim Powell-Harper DDI: 0207 183 5916 Mobile: 07798 527 677 EMAIL: tim.powellharper@gn2.uk.com Nick Moore DDI: 0207 183 6554 Mobile: 07825702700 EMAIL: nick.moore@gn2.uk.com

GN2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of GN2 has any authority to make any representation or warranty whatever in relation to this property.

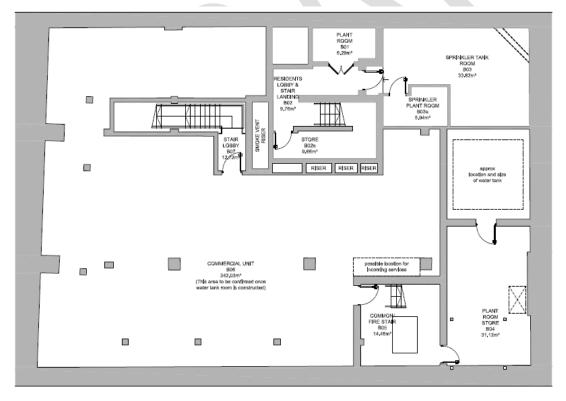
PRELIMINARY PARTICULARS - PRELET OPPORTUNITY Orion House 104-104A Cranbrook Road, Ilford, IG1 4FG



Indicative Ground Floor Layout Plan:



Indicative Basement Layout Plan:



GN2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of GN2 has any authority to make any representation or warranty whatever in relation to this property.