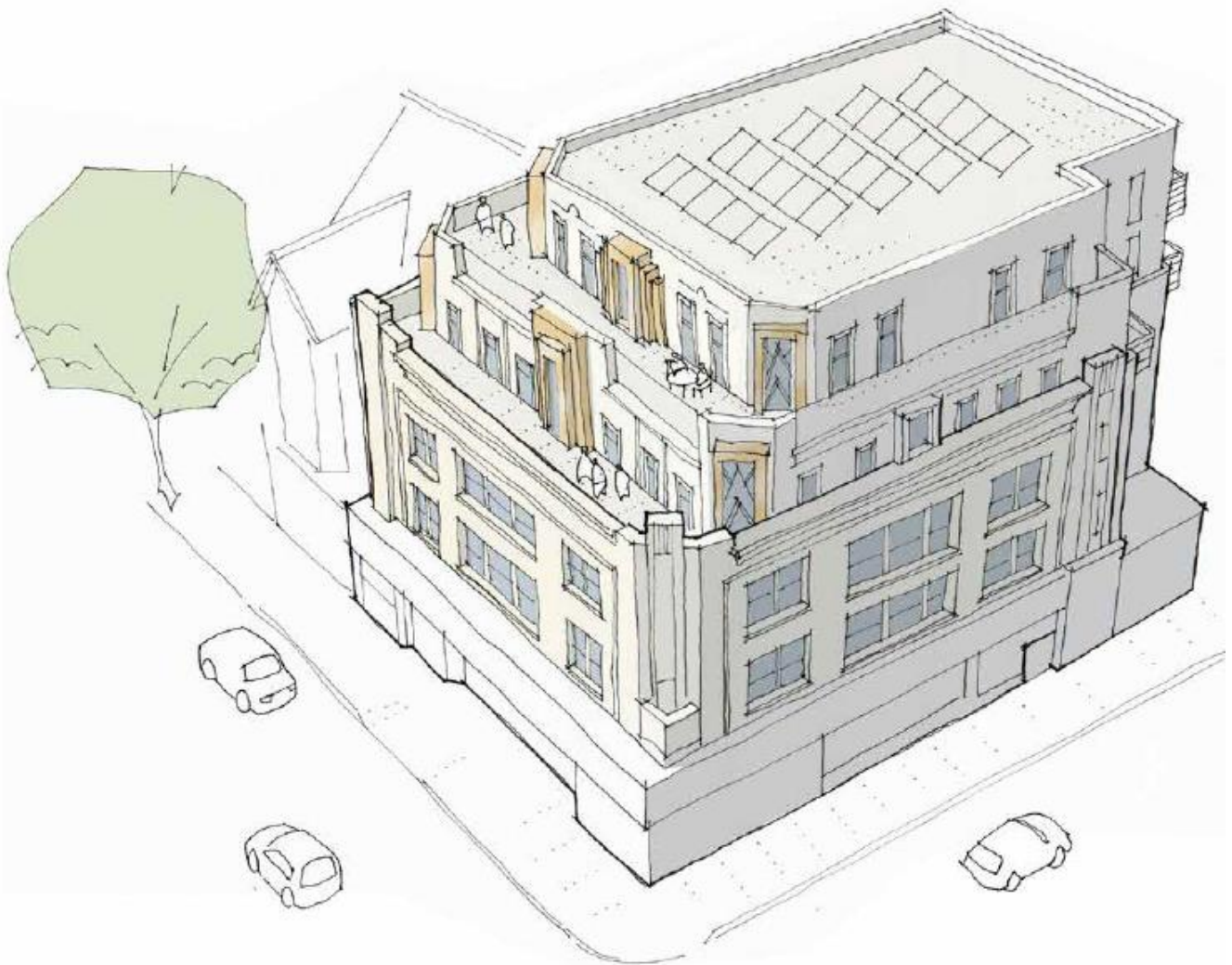


PRELIMINARY PARTICULARS

GN|2

***** 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

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



PROPERTY DETAIL:

The property, which is currently undergoing redevelopment of both the commercial 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
Total	4,496 sq ft	417.91 sqm

Term:

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

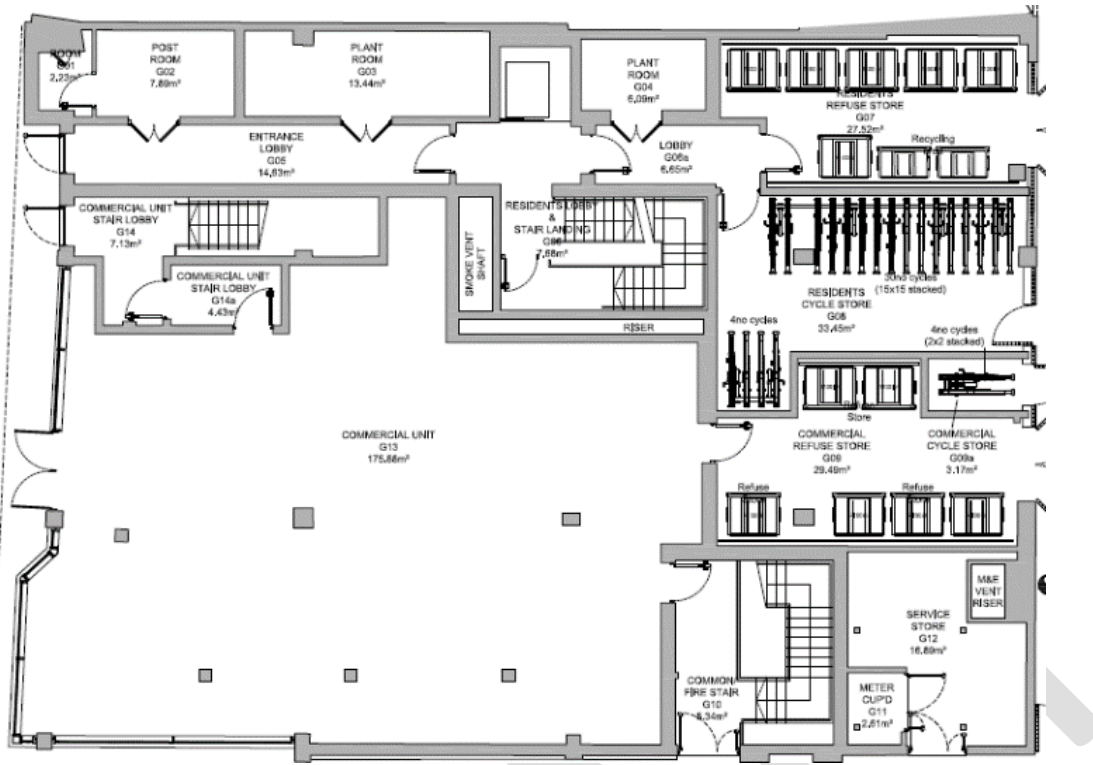
DDI: 0207 183 6554

Mobile: 07825702700

EMAIL: nick.moore@gn2.uk.com

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

Indicative Ground Floor Layout Plan:



Indicative Basement Layout Plan:

