

**Bennett
Phillips
Luton**

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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.



EXCELLENT MODERN TOWN CENTRE OFFICES

**NEPTUNE HOUSE
8/11 CLEMENTS COURT
ILFORD IG1 2QZ**

From 769sq ft (74.11m sq) up to 7,755sq ft (720.45m sq)

- **Modern Self-Contained 3 Storey Building**
- **10 Parking Spaces**
- **8 Person Passenger Lift**
- **Attractive Courtyard Development**
- **Sub-Leases Available OR New Lease subject to Landlord's Consent**



LOCATION:

The property is situated in the heart of the Town Centre within a short walk of Ilford Main Line Station (Elizabeth Line) with services into London Liverpool Street Station (approx 17 minutes) & West, to Shenfield (approx 26 mins). In addition, Ilford Town Centre is well served by its proximity to the (A406) which provides ready access locally to the (A12 & A13) and onto the motorway network via the (M11 & M25). The Towns retail offering including the Exchange Shopping Centre & other amenities are accessible within a couple of minute's walk.

ACCOMMODATION:

Comprising a modern, self-contained three storey office building within an attractive secure gated courtyard development. The property is laid out to provide a mix of both open plan & private offices throughout, with M/F WC's & kitchen facilities on each floor. The building has the benefit of 10 demised on-site parking spaces.

We are instructed to offer floor plates ranging from 769sq ft (74.11m sq) up to 7,755sq ft (720.45m sq).

The respective floors have the following lettable areas:

Ground floor (including reception area) - **2,566sq ft (238.38m sq)**

First floor - **2,600sq ft 241.54m sq)**

Second floor - **2,567sq ft (238.48m sq)**

The space can be made available in part, entire floors or the whole building.

TERMS:

Sub-Lease(s) are available for a term(s) to end a few days short of our clients Head-Lease which expires on 6th November 2026.

Alternatively

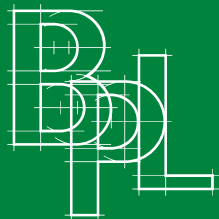
Subject to covenant & agreement of terms, new Lease(s) can be made available for a term(s) to be agreed.

PASSING RENT:

£120,000pax for the entire building. Alternatively, Sub-Lease(s) are available of part at £17psf pax.

NEW LEASE(s):

Rent will be determinable by the amount of space required, typically, ranging between £20psf & £25psf.



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**BUSINESS RATES:**

Rateable Value 2025/2026 - £108,000

Rates Payable - 2025/2026 - £55,296 per annum

ASSOCIATED OUTGOINGS:

Confirmation of the service charge, building insurance & estate service charges are available upon request.

POSSESSION:

Immediate upon completion of legalities.

LEGAL COSTS:

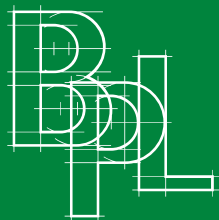
The ingoing tenant is to be responsible for the Landlords reasonable legal costs.

ADMINISTRATIVE FEE:

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:

Strictly by appointment through Bennett Phillips Luton | 0208 501 3000, Contact Marc Luton at marc@bennettphillips.com



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