



### *Location*

The Exchange is located in the heart of the town centre, opposite Ilford train station which is being rebuilt ahead of the opening of Crossrail.

The scheme has three trading levels with 77 units providing 300,000 sq ft of lettable space and a multi-storey car park with over 1,000 spaces.

The scheme is anchored by Next, Marks & Spencer with other retailers including H&M, Sports Direct, TK Maxx and Wilko

### *Accommodation*

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 1,310 sq ft        | 121.75 sq m        |
| <b>Total</b> | <b>1,310 sq ft</b> | <b>121.75 sq m</b> |

### *Rent*

£80,000 per annum exclusive.

### *Lease Term*

Available on a new lease for a term to be agreed.

### *Rates*

|                |                 |
|----------------|-----------------|
| Rateable Value | £29,750         |
| UBR            | 0.512 (2021/22) |

Government rates relief may apply to this property as follows; 66% relief until 31st March 2022.

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

### *Service Charge*

£15,067 estimated for the current year.

### *Insurance*

£587 estimated for the current year.

### *Costs*

Each party is to be responsible for their own legal costs incurred in this transaction.

### *Energy Performance Certificate*

Available upon request.

### *Contact*

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# EXCHANGE ILFORD

Middle Level

