

OFFICE

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FOR SALE/MAY LET



NEW NORTH SQUARE, NEW NORTH ROAD, HAINAULT, ESSEX IG6 2UR

**NEW COMMERCIAL BUILDING WITH B1,
D1 AND D2 USES – 1,316 SQ TO 9,379 SQ
FT.**

- **NEW DEVELOPMENT**
- **OPEN PLAN ACCOMMODATION**
- **ON SITE CAR PARKING**
- **LIFT ACCESS**
- **SHELL CONDITION**

LOCATION

New North Square is a new landmark development by Taylor Wimpey situated on New North Road, which connects the A1112 with the A123.

Hainault station is within walking distance, with regular underground services into the City, Stratford and Central London (Central line).

DESCRIPTION

The property comprises four storey, self contained accommodation, offering B1a, D1 and D2 uses. Each floor is open plan with lift access and car parking available. The building will be finished to shell condition.

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NEW COMMERCIAL BUILDING WITH B1, D1 AND D2 USES – 1,316 SQ TO 9,379 SQ FT.

ACCOMMODATION

We understand the property will have the following floor areas;

FLOOR	SQ FT	SQ M
UNIT		
Ground Floor	2,661	247
First Floor	2,701	251
Second Floor	2,701	251
Third Floor	1,316	122
TOTAL	9,379	871

TERMS

The property is available on a freehold basis (entire building). Consideration may be given to floor by floor lettings.

Quoting prices and terms available upon application.

RATEABLE VALUE

The property has yet to receive a rateable value. Interested parties should contact the London Borough of Redbridge to ascertain the likely rates payable for the property.



CONTACT

For further details on these and many other available properties please contact:



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