

FOR SALE/TO LET

BRAND NEW COMMERCIAL BUILDING

B1, D1 AND D2 USES

1,316 – 9,379 SQ FT (122 – 871 M²)

NEW NORTH SQUARE

NEW NORTH ROAD, HAINAULT,

ESSEX, IG6

NEW NORTH

SQ.



Taylor
Wimpey

LOCATION

New North Square is a landmark development undertaken by Taylor Wimpey, located in the heart of Hainault. Hainault Underground Station (Central Line) is within easy walking distance offering excellent connectivity to the City, Stratford and Central London. New North square is located on New North Road which connects the A123 to the west to the A1112 to the east, which in turn links to the A12 to the south east of the property.

DESCRIPTION

Comprising a self-contained four storey new build premises which is prominently located fronting the New North Square development at its junction with New North Road. Each floor comprises open-plan accommodation with lift access and there are nine car parking spaces, together with one disabled space.

SPECIFICATION

The building will be finished to shell with further details of our clients' proposed handover available upon request.

USES

Planning consent has been granted for offices B1(a), D1 and D2.

TIMESCALE

Handover of the scheme is anticipated to be summer of 2018.

ACCOMMODATION

Ground Floor	2,661 sq ft	(247 sq m)
First Floor	2,701 sq ft	(251 sq m)
Second Floor	2,701 sq ft	(251 sq m)
Third Floor	1,316 sq ft	(122 sq m)
Total	9,379 sq ft	(871 sq m)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

Our clients' preference would be to consider a disposal of their freehold interest in the entire building. Alternatively, consideration will be given to floor by floor lettings. Further details available upon request.

PRICE/RENT

On application.

CC
PC
EP

An EPC will be commissioned.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, London Borough of Redbridge.

SERVICE CHARGE

Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via joint sole agents

Kemslev: Chris Cornhill

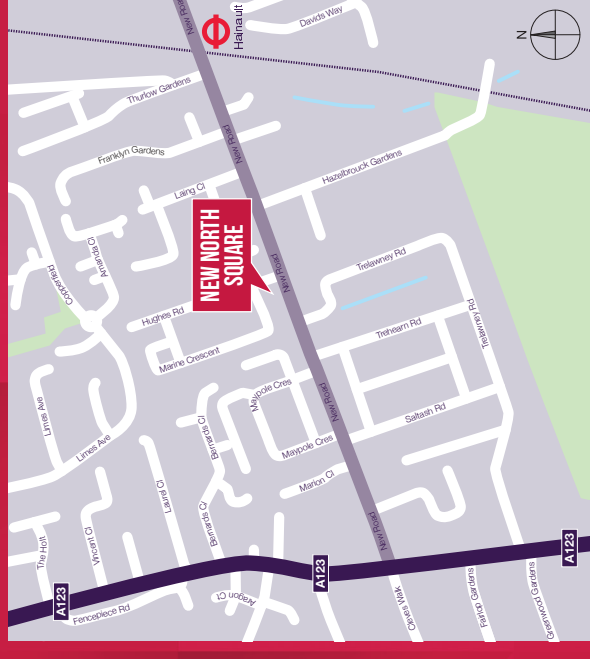
Tel: 020 7422 6350

Email: chris.cornhill@kemsley.com

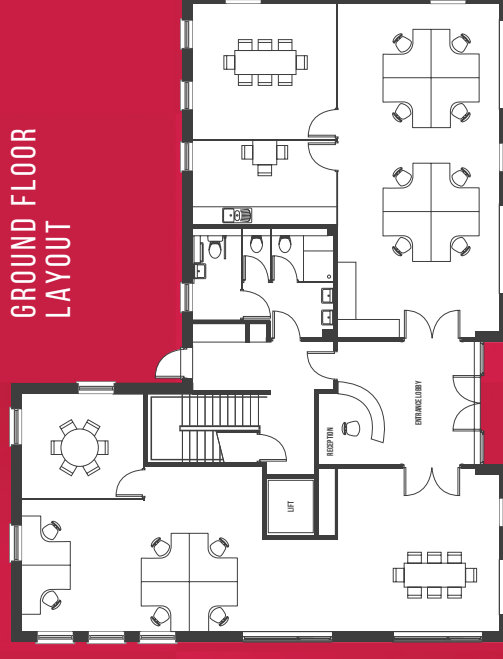
Glennv: Peter Higgins

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GROUND FLOOR LAYOUT



Taylor Wimpey



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GLENNY.CO.UK



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