



Part of Clarion Housing Group

The Mill, Abbey Mill Business Park, Lower Eashing, Surrey GU7 2QJ



www.grangemanagement.com

To Let

Commercial unit(s) within a mixed use development (B1/D1/A3 Use)

The Forum Building, 158-160 Billet Road, Banbury Park, London E17 5DP



The Forum Building, with its distinctive oval shape, has planning consent for retail, office and community use. It was completed in 2015. It is located on Billet Road, London E17 and forms part of the Banbury Park Housing Development built by Latimer Homes. The estate comprises of 350 new homes with mixed retail, office and community/ leisure use accommodation.

The development is a short distance from the Crooked Billet Roundabout and the A406 (North Circular Road). Public transport is available close by.

The Forum Building comprises of 11,363 sq. ft. (1055.8 sq. m.) (approx.) spread over 5 floors (see floor plans below) as follows:

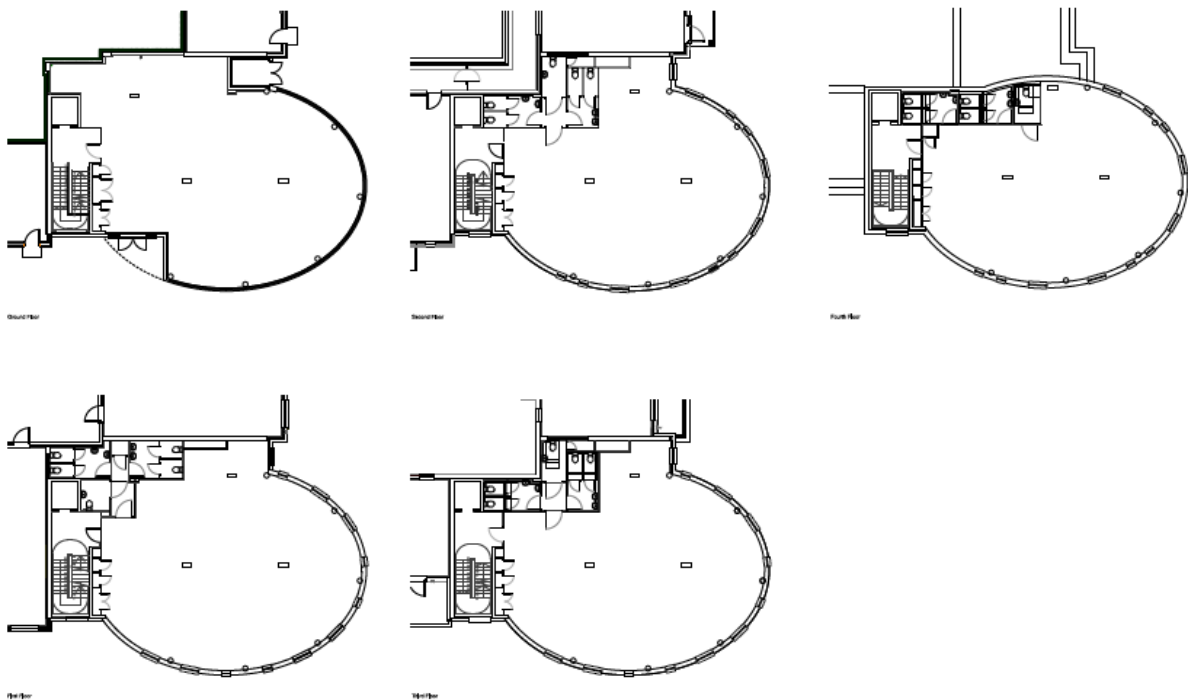
Ground Floor - 2,252 sq. ft. (209.2 sq. m.)

First Floor - 2,359 sq. ft. (219.2 sq. m.)

Second Floor - 2,359 sq. ft. (219.2 sq. m.)

Third Floor - 2,359 sq. ft. (219.2 sq. m.)

Fourth Floor - 2,034 sq. ft. (189 sq. m.)



The build benefits from a passenger lift serving all floors and air conditioning to the ground floor only. It can be let in its entirety or on a floor by floor basis. The ground floor has been fitted out and previously used as the sales room for the development. The upper floors are in shell and core condition. The building currently has B1, D1

and A3 (ground floor only) uses. Other uses may be considered subject to obtaining the appropriate planning consent.

EPC

Each floor has its own individual Energy Performance Certificate which range from B27 for the ground floor to C61 for the fourth floor.

Terms

The building is available as one entire unit or can be let on a floor by floor basis. A FRI (full repairing and insuring) lease is available. The length of term is open to negotiation.

Rent

Seeking offers in the region of £15-20 psf.

Legal Costs

Each party is to bear their own legal and other costs.

Further Information

Please contact Patrick McHale on 01483 411711(07803 441067) or email:

patrick.mchale@grangemanagement.com

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums.

Photographs are for illustration only and may depict items which are not included in the sale or letting of the property.

