



J O H A L R E G A N

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

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**PROMINENT LONG LEASEHOLD NEW BUILD  
GROUND FLOOR UNIT FOR SALE WITH A1, A2,  
A3, B1 & D2 USES AT:**

**332-336 PERTH ROAD, GANTS HILL, ILFORD,  
ESSEX, IG2 6FF**

Net Internal Area: 6,500 sq ft (604 sq m) Approx



**SITUATION:**

The premises are located on the A12 at the busy junction of Gants Hill roundabout with other transport links including the A406 and M11 all being a short distance from Gants Hill (Central Line) Tube Station.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

**020 8532 2222**  
johalregan.co.uk

**ACCOMMODATION:**

The accommodation will comprises a ground floor unit finished to shell form having the following uses A1/A2/A3/B1 &/or D2 with a net internal floor area of approximately 6,500 sq ft (604 sq m):

**Amenities:**

- 10 Car Parking Spaces

**LONG LEASEHOLD:**

125 years from the 1st January 2007

**POSSESSION:**

Circa July 2010

**PRICE:**

Offers in the region of £1.75M subject to contract are required for the long leasehold interest.

**VIEWING:**

Strictly by appointment through owners agents Johal Regan 020 8532 2222