



137A BEEHIVE LANE

ILFORD, IG4 5DR

£16,000 PER ANNUM
TO LET

- Ground floor unit providing approximately 500 square feet (46.5 square metres)
- Located at the junction with the A12 and 0.3 miles away from Gants Hill station
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - A

Harston & Co

Location

The property is situated in a prominent location on Beehive Lane (B192), at the junction with Eastern Avenue (A12), in a popular residential and commercial area. Gants Hill station is 0.3 miles to the east and provides a regular service into central London via the Central Line. Within the immediate surrounding area is a mix of independent traders, offices, and residential property. The area is well served by local bus routes.

Please note all distances given are approximate only.

Description

The property forms part of a recently built, mixed-use development. The development provides commercial space at ground floor level and 9 self-contained apartments in the upper floors. The space available is 500 square feet (46.5 square metres) on a Gross Internal Area basis. We understand the unit benefits from Use Class E. Subject to appropriate consents being obtained, the landlord is willing to consider alternative uses.

Please note that these sizes given are approximate only and are taken from the planning drawings provided. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £16,000

UBR (2026/27): 43.2p/£

Rates Payable: £6,912

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Redbridge business rates department.

Terms

The property is available with a new FRI lease at £16,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



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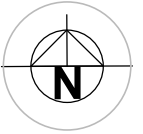
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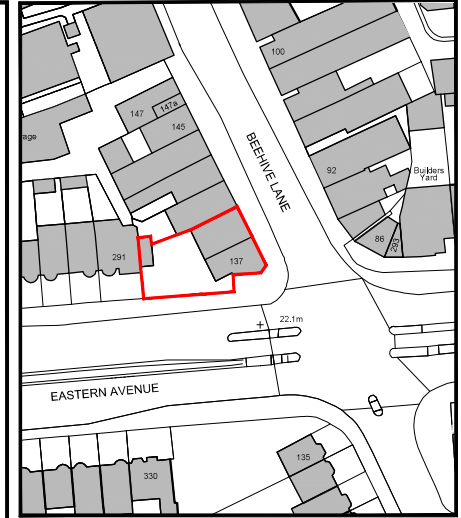
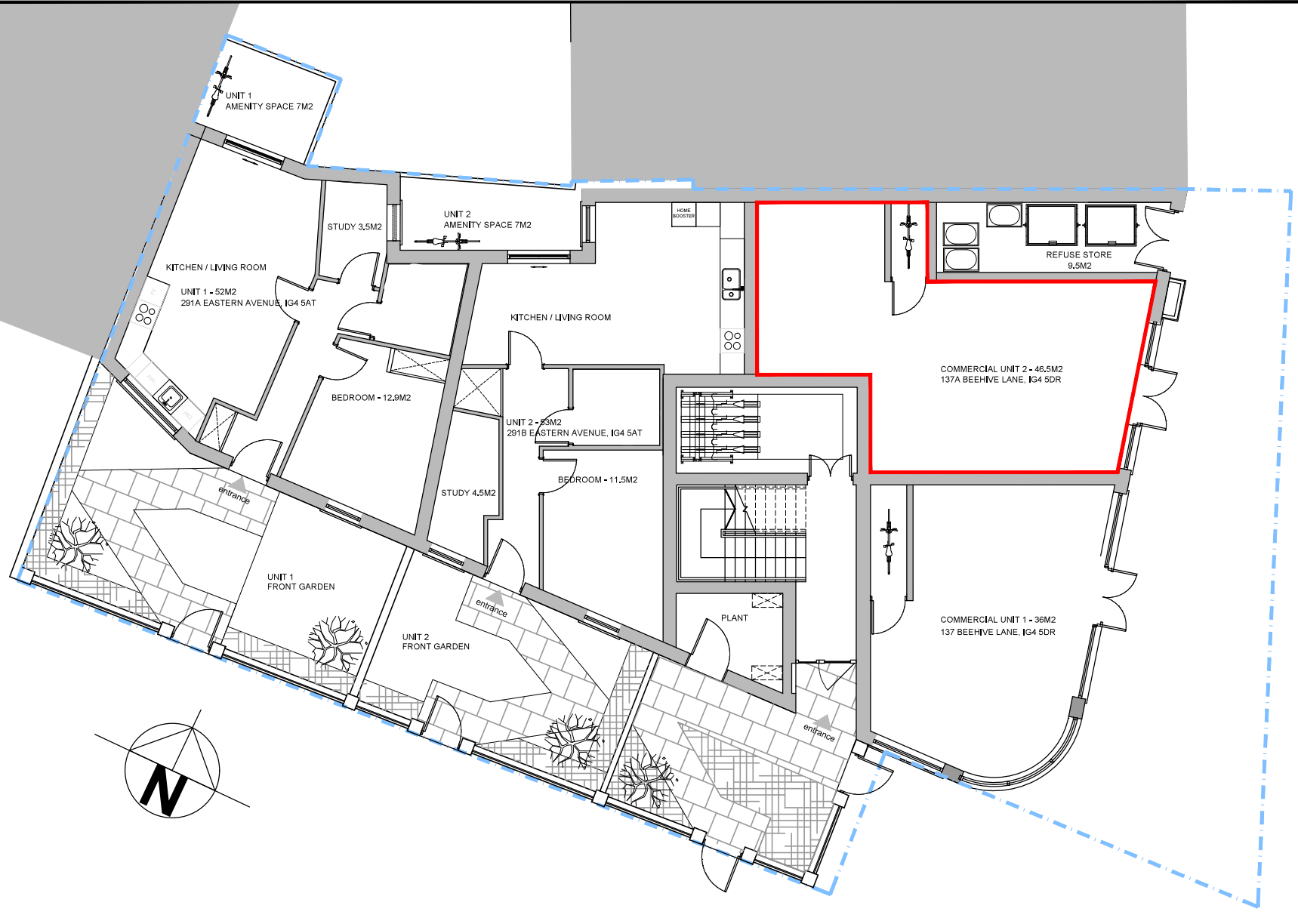
LEASE PLAN - 137A BEEHIVE LANE, ILLFORD, IG4 5DR

COMMERCIAL UNIT 2

ANY AREAS GIVEN ARE APPROXIMATE AND BASED ON DRAWINGS ONLY AND MAY DIFFER FROM ACTUAL BUILT DIMENSIONS



0 10 20 30 40 50



LOCATION PLAN @ 1:1250 SCALE

KEY	
LEASE AREA	
BUILDING FOOTPRINT	

GROUND FLOOR PLAN @ 1:100 SCALE

0 1 2 3 4 5 6 7 8 9 10 METRES