

34 MANSFIELD ROAD

ILFORD IG1 3BD



TO LET

Commercial and F1 Educational Building with significant walled playground in Ilford

2, 853 SQ. FT

34 MANSFIELD RD, ILFORD IG1 3BD

DESCRIPTION



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The building is predominately split over the Ground and 1st Floor, though a spacious basement offers additional storage. Previously used for educational purposes, it provides an ideal setting for similar users, though its potential extends to other occupiers.

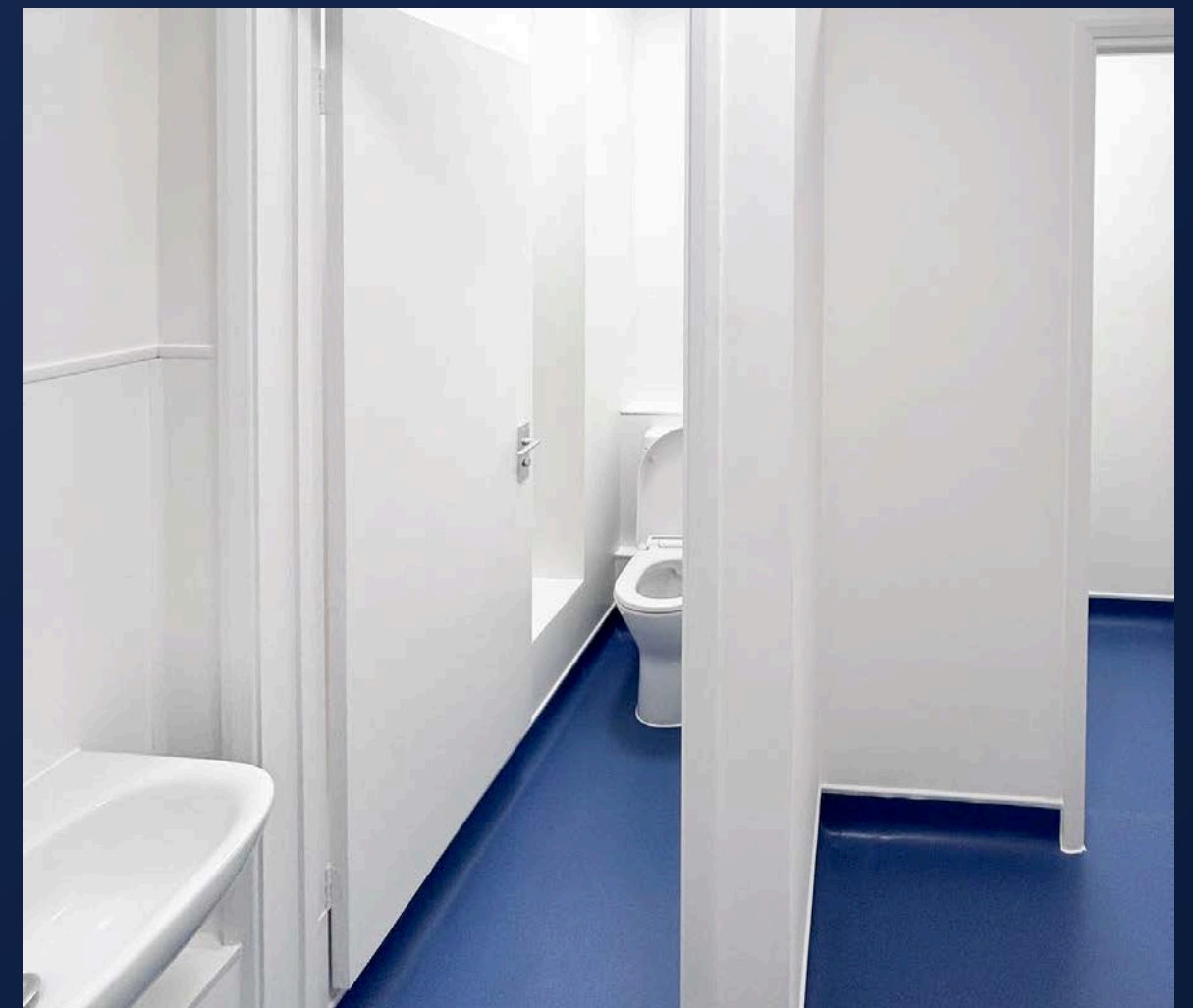
At the rear, you'll find a walled playground area, perfect for activities or outdoor events. Additionally, the property includes rear porta cabins, offering flexibility for further workspace.

With its well-connected location and adaptable features, this property is a perfect choice for organisations looking to expand or establish themselves in the area. The building also benefits from 7 parking spots.

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SPECIFICATIONS

- Self-Contained
- F1 Educational Use
- Demised Rear Courtyard /
Playground Area
- Additional Porta Cabin Space
- 7 Parking Spaces
- Shower (1st Floor)
- WC's (Ground & 1st Floor)
- Kitchenette





LOCATION

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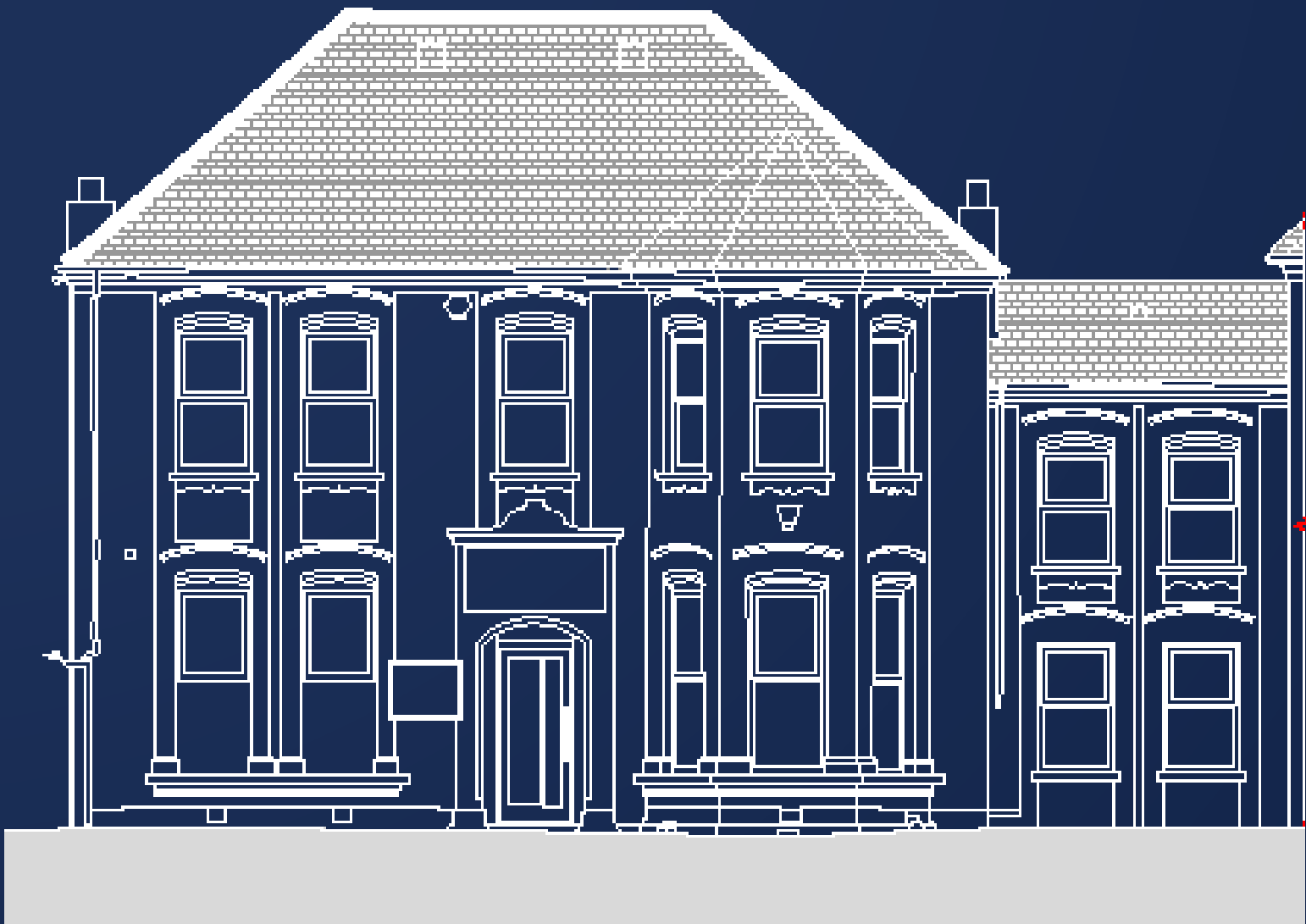
The property situates within close proximity to Ilford Town Centre which is home to a number of established and independent occupiers, with numerous transport links including Ilford Station (Elizabeth Line) being only a short walking distance (8 minutes) from the property.

CONNECTIONS

Ilford Station			
Manor Park	2min		
Forest Gate	5min		
Maryland	7 min		
Stratford	9min		
Whitechapel	17min		
Liverpool Street	22min		
Faringdon	20min		
Tottenham Court Road	23min		
Bond Street	25min		

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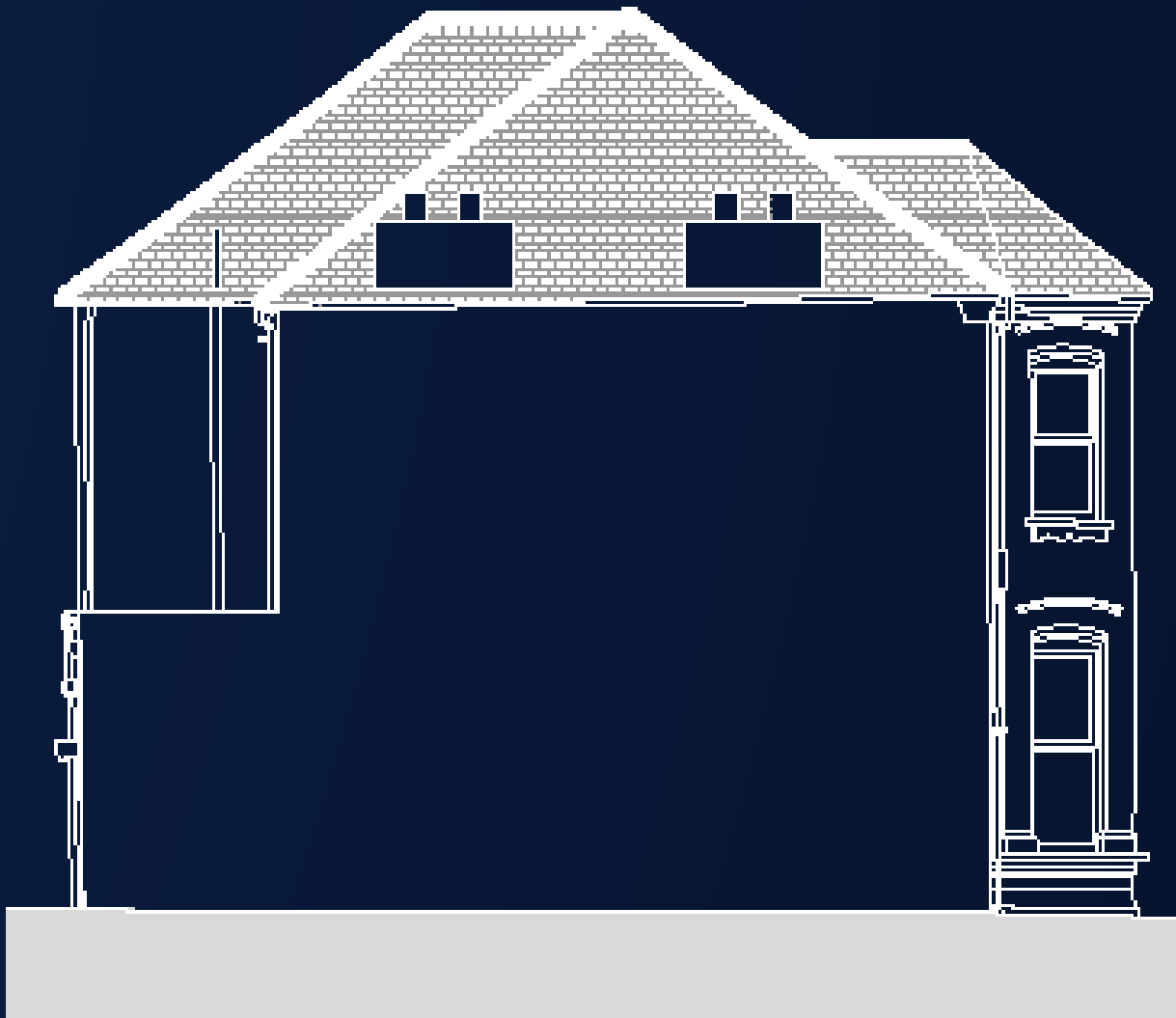
EXISTING ELEVATIONS & SECTIONS



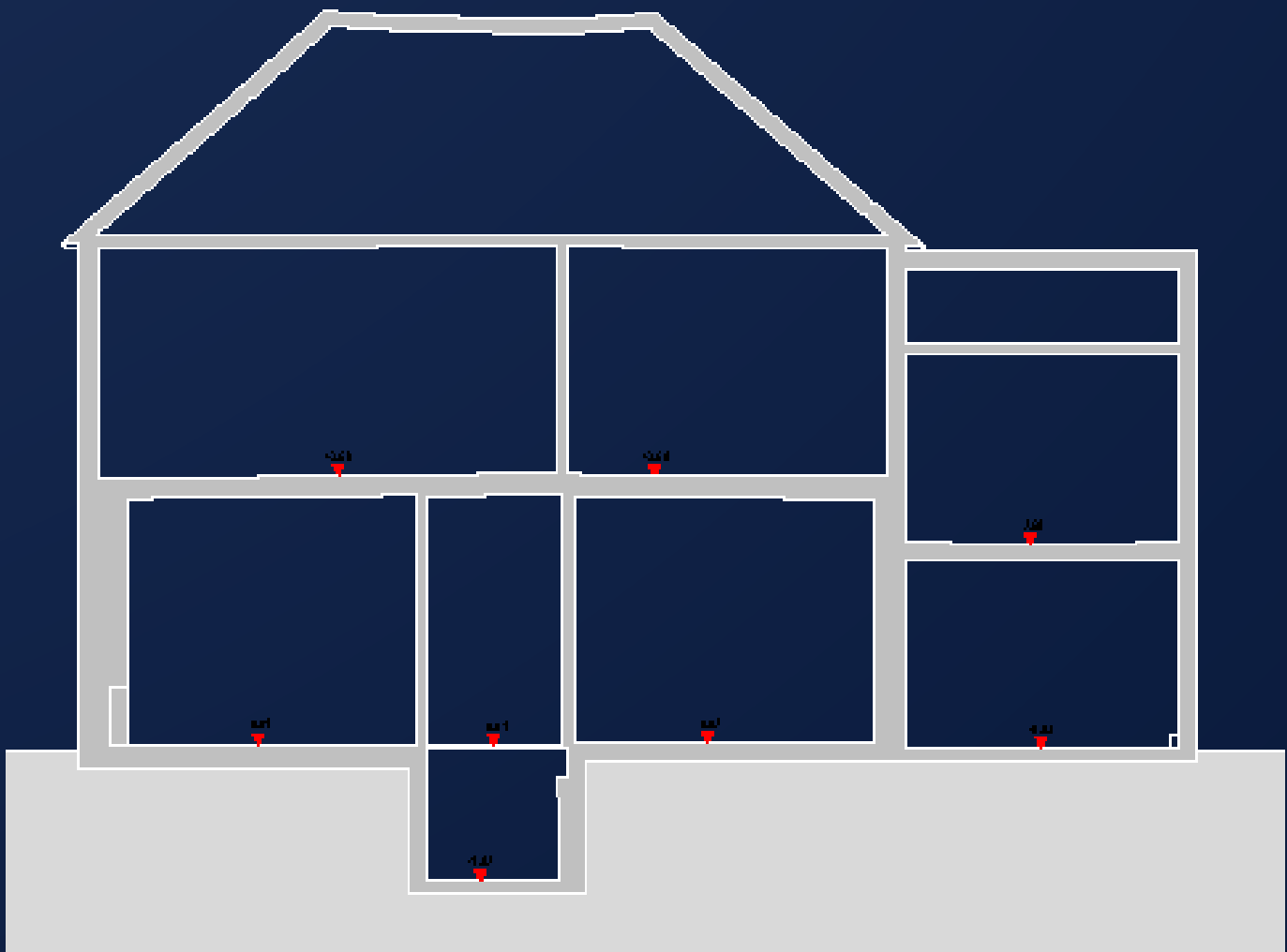
Front Elevation



Rear Elevation



Back Elevation



Section AA



Section BB

FLOOR PLANS & FINANCIALS

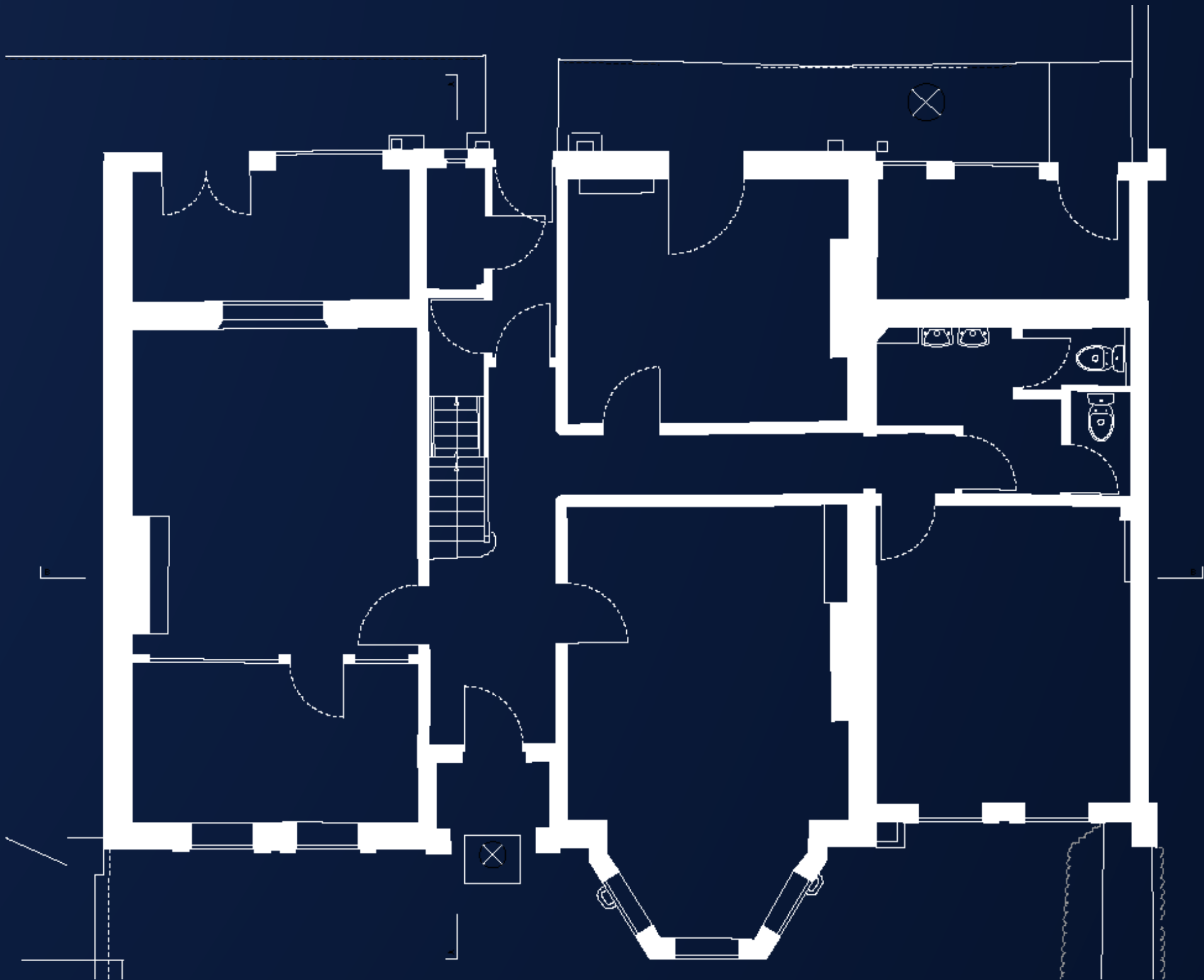
GROIUND FLOOR



Size (sq.ft)
Rent (p.a.)
Estimated Rates Payable
Service Charge
Estimated Occupancy Cost

2,853
£72,500
£23,328
TBC
£95,828

FIRST FLOOR



Element
Ground
First Floor
Total

sq.ft.
1,072
846
1,918

Element
Basement Storage
Rear Portcabins
Playground

sq.ft.
111
935
1,345

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

FLOOR PLANS

Scaled floor plans available on request.

EPC

tbc

VAT

Not Elected.

CONTACT US

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. July 2025