

KESTREL HOUSE

TRINITY PARK
CHINGFORD E4 8TD



AVAILABLE TO LET

2,200 TO 9,200 SQ FT



trinity406.co.uk

 TRINITY PARK

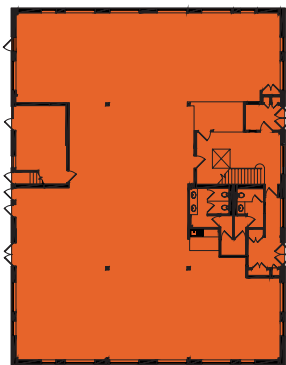
Kestrel House is a two storey office building within **Trinity Park**, a business campus comprising of five individual buildings set within attractive landscaped courtyards with direct access onto the North Circular Road (A406) in Chingford.

The M11 motorway is just 2 miles east providing immediate access to the M25. The City of London can be reached via the A10 and is some 10 miles distant.

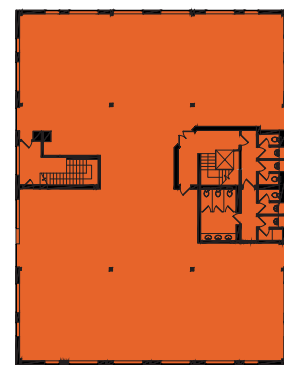
Trinity Park is surrounded by a variety of retail, sport, recreation and leisure facilities.



EMPTY PLANS



GROUND FLOOR



FIRST FLOOR

TOTAL SPACE

2,200 TO 9,200 SQ FT

32 PARKING SPACES

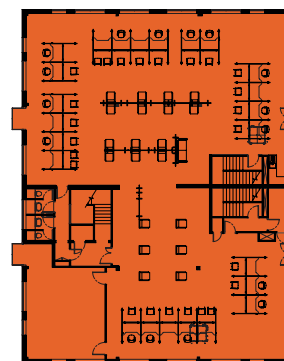
SPECIFICATION

- Gas fired central heating
- Suspended ceiling
- LED integral light fittings
- Raised floors & junction boxes
- Carpeted throughout
- EPC Rating: **B**

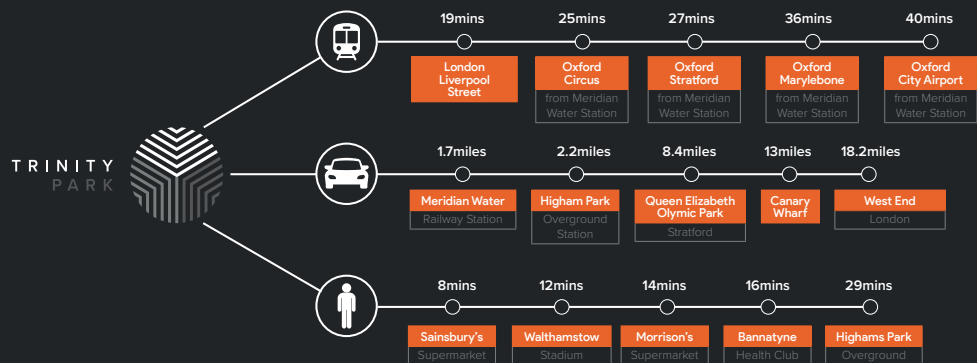
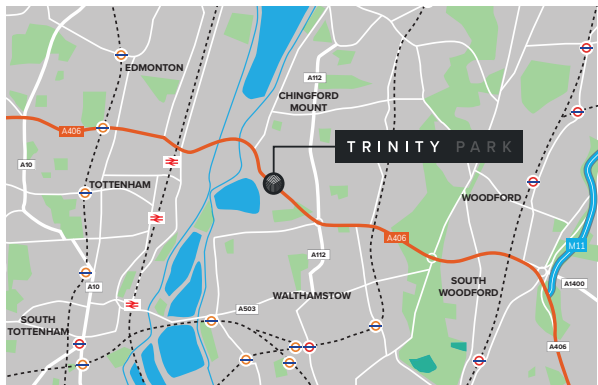
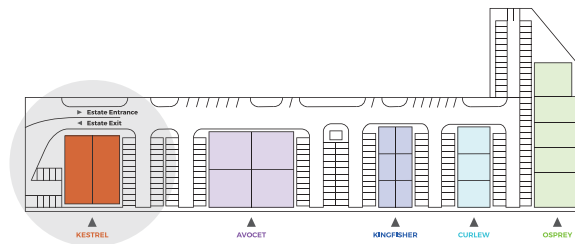
FIT OUT PLANS



GROUND FLOOR



FIRST FLOOR



KESTREL HOUSE

TRINITY PARK CHINGFORD E4 8TD



www.trinity406.co.uk

**bray
fox
smith**

SIMON KNIGHT

T: 07818 012 419

simon.knight@brayfoxsmith.com



STRETTONS

EST 1931

NOWSHER ALAM

T: 020 8520 911

nowsheralam@strettons.co.uk

GLENNY

SAM SANDELL

T: 020 3141 3500

s.sandell@glenny.co.uk