

Arch 306 Harrow Road - E11 3PX

Reference number: LER02805



Size:
1,000 sq ft
(92.9 sq m)



Town/City:
Leytonstone



Rent:
£16,000 Per Annum +
VAT



Type:
Office, Storage, Light
Industrial, Warehousing

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Contact us about this property

 **0800 830 840**

Or contact us online:

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Unit details:

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-  Town / City: Leytonstone
-  Rent: £16,000 Per Annum + VAT
-  Type: Office, Storage, Light Industrial, Warehousing
-  Available From: JANUARY 2018
-  Local Authority: London Borough of Waltham Forest
-  Deposit: 3 months rent – subject to status

Property Description:

The property comprises a newly refurbished railway arch which is located off Harrow Road. The unit is one of five arches that are situated on a secure business estate and accessed via a communal front yard. The unit is secured by a roller shutter door to the front elevation as well as a separate pedestrian entrance. The premises is newly lined, has three phase power and electrics, W/C facilities and a lean-to at the rear.

Key Details:

- Prominent and desirable location in an up and coming area
- Refurbished
- Roller Shutter & Pedestrian Door
- W/C Facilities
- Communal Access Yard

Location Description:

Located on a secure estate the properties are located off Harrow Road with primary access leading into Courtney Road. Within close proximity to Leytonstone High Road the arches benefit from good access onto both the A12 and A406.

Property Agreement:

This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

Solutions RPI:

Solutions RPI 2.5%

Property Insurance:

The tenant is to pay the sum of £269.00 per annum in respect of a contribution to insurance.

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User Planning:

Suitable for B1 and B8 Use.

Business Rates:

Payable by the tenant, please contact the local authority for details.

Service Charge:

Service Charge £964.39 pa + VAT

Costs:

Tenant to contribute £395.00 + VAT towards the documentation and administration.

Contact:

Nazleen Baureek

Disclaimer:

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