

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

PRIME TOWN CENTRE RETAIL UNIT

KALBARRI HOUSE
111-113 LONDON ROAD
PLAISTOW
LONDON
E13 0DA

GROUND AND FIRST FLOOR APPROXIMATELY 1,909 SQ FT / 177.4 M²
PLUS FULL HEIGHT AND FITTED BASEMENT - 1,619 sq ft / 150.4m²



- **OPEN PLAN OFFICE SPACE IN EXCELLENT CONDITION**
- **FREE LOCAL PARKING FACILITIES**
- **MINUTES FROM PLAISTOW STATION**
- **SUITABLE FOR A VARIETY OF BUSINESSES**

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LOCATION: The subject property is situated on the corner London Road and Chesterton Road in a mainly residential area. Within 500 metres is Plaistow Station providing access onto the District and Hammersmith & City Lines. Stratford High Street is also within 15 minutes walk providing links to Stratford Station, Westfield Shopping Centre and an extensive bus terminus.
There is plenty of non-restrictive free parking available immediately outside the office around the residential streets.

DESCRIPTION: The property offers a large ground floor open plan office available with 2 separate offices to the rear. Male and female WC's also available with a small kitchen area also provided. The space offered comes with high floor to ceiling height, exposed brickwork and steel beams and with good access into the office.
The first floor offers a small area with a number of separate rooms available for meetings or individual offices. There is also a kitchen area available here as well.
As well as the large office space available, there is a basement for storage. This basement is an excellent facility with high floor to ceiling height, good access and fully refurbished.

The offices are provided with central heating, laminate flooring or carpet and spot lighting throughout.

ACCOMMODATION:

Ground floor office –	1,286sqft / 119.4m ²
First floor office –	623 sq ft / 57.87m ²
Basement -	1,619 sq ft / 150.4m ²

There is an option to only take the ground and first floor offices with the basement remaining separate.

LEASE: A new full repairing and insuring lease is available for a term to be agreed.

RENT: £35,000 per annum exclusive (including basement)

RATES: Rates payable approximately £15,216 per annum (2015-2106).

SERVICE CHARGE: To be confirmed

ENERGY PERFORMANCE

RATING: Category D-81

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction, with the ingoing purchaser to be responsible for the landlords abortive legal costs should they withdraw from the transaction.

VIEWING: Strictly by appointment through the sole agent:

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