

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

107-109 LONDON ROAD, LONDON, E13 0DA

2,746 sq ft (up to 255.11 sq m)



- Bicycle storage facilities
- Close to Plaistow Station
- Outdoor Garden Terrace/ Balcony
- Suitable for a Variety of Businesses
- Open Plan Office Space in Excellent Condition

Chartered Surveyors
& Commercial Property
Consultants

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2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

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.

Availability

Floor / Unit	Sq ft	Sq m	Rent
2nd	2,746	255.10	£15 per sq ft

Description

The subject premises is a prominent building with 4 floors used for offices, storage and leisure. The whole property has been fitted to a high standard with a large reception and break out area on the ground floor. The office is open plan and has access to a outdoor garden terrace/ balcony. Staff will have the ability to use gym facilities that are located in the basement which have been installed by the current tenants of the property. A large meeting space, training areas, boardroom, film studio and communal areas will be available to use by way of a separate agreement.

Lease Length

A new lease for a period of 5 years contracted outside the Landlord and Tenant Act with a mutual rolling break option with 3 months prior written notice from December 2019

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.

Viewings

Strictly by appointment through the sole agent

Rent

£49,000 per annum inclusive of business rates and service charges

Business Rates

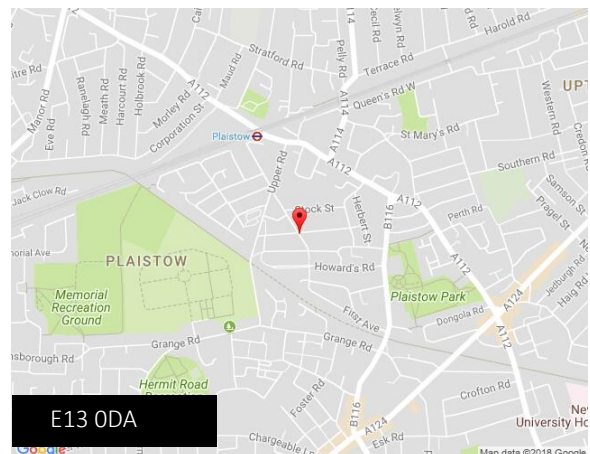
Rates Payable: £2.75 per sq ft
Inclusive within the rental figure

Service Charge

£3.50 per sq ft Inclusive within the rental figure

Energy Performance Rating

This property has been graded as 88 (D).



Contacts & Enquiries

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