

Legacy Wharf, Stratford, London, E15

Retail Unit To Let



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Location

The premises are strategically situated to the southwest of Stratford town centre, on the eastern side of Cooks Road, just three miles from Canary Wharf and a mere six miles from central London.

The Property

The unit is situated beneath a large residential development delivered by renowned developer Bellway, with a further two buildings under construction to follow as part of the scheme. There has been extensive wider development in the immediate vicinity meaning a large population of City commuters within the catchment area.

Suitable for a variety of operators, the unit offers a large open-plan floorplate on the ground floor, with reception area and floor to ceiling windows along one side of the building. On the first floor, the space is divided but can be opened up to provide a second large space.

The floorplate and large population of local residents make it the ideal space for fitness operators, community centres, studios, medical & pharmacy use, pet care, convenience store operators or similar.

Transport

In terms of the property's connectivity, Pudding Mill Lane station is within a 6-minute walk and via the DLR provides access to Stratford in 2 minutes and Canary Wharf in 15 minutes. Stratford underground station is a c.15-minute walk from the site, and provides access to the Central, Jubilee, DLR, TFL Rail and London Overground Lines.

Accommodation (NIA)

The premises are arranged over ground and first floors comprising the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	7,561	702
First Floor	4,704	437
Total	12,265	1,139



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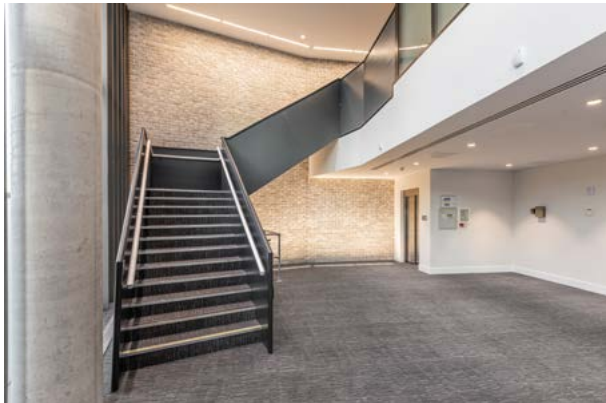
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Rent

Upon Application.

EPC

The property has an EPC rating of B (26).

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Use

Class E

Business Rates

The rateable value of the premises is £48,000 from 1 April 2023. Interested parties are advised to make their own enquiries with Newham Council.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

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