

# TO LET

MODERN FINISHED OFFICE SPACE WITH PARKING

ADJACENT TO LEYTONSTONE TUBE

1<sup>ST</sup> FLOOR SOUTH, KIRKDALE HOUSE, 7 KIRKDALE ROAD, LEYTONSTONE E11 1HP

TOTAL GROSS AREA 2,556 FT<sup>2</sup> (237.6 M<sup>2</sup>)



# KIRKDALE HOUSE, 7 KIRKDALE ROAD

## LEYTONSTONE E11 1HP



Situated on the north west side of Kirkdale Road, a short walk from Leytonstone Underground station close to the high street. The area forms part of a busy town centre and shopping destination as well as a number of office building with occupiers including the local authority and NHS.

Well served by public transport with Central Line tube connections to Stratford (14 mins), Liverpool Street (17 mins) and West End (29 mins). There are also several bus routes from the station including links to Stratford and connections to A12, A406 North Circular Road and M11.

### DESCRIPTION

An open plan space with separate glass partitioned directors offices, self contained kitchen and a parking. The accommodation is in modern decorative order with perimeter trunking, suspended ceilings and A/C. The space could suit a range of occupiers in a professional capacity.

### AMENITIES

- Modern Decor
- Air-Conditioned
- Passenger Lift
- Parking Available
- Open Plan
- Disabled Access

### ACCOMODATION

|                   | ft <sup>2</sup> | m <sup>2</sup> |
|-------------------|-----------------|----------------|
| First Floor South | 2,556           | 237.6          |

*Please note: The following areas have been provided by our client and the VOA and are subject to verification on site.*

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### LEASE

A new lease is available, direct from the landlord, on a term to be agreed.

### RENT

£22.50 per square foot, per annum exclusive of business rates, services, VAT, service charges and all other outgoings

### SERVICE CHARGE

Budget 2019/20: £5.24psf

### BUSINESS RATES

London Borough of Waltham Forest  
Rateable Value - £32,500  
Rates Payable at 49.2p - £15,990  
Interested parties are advised to make their own inquiries with the Local Authority.

### EPC

D - 96

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

### VIEWINGS

By appointment with sole agents  
Strettons  
T 020 8520 9911  
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strettons.co.uk

Sean Crowhurst  
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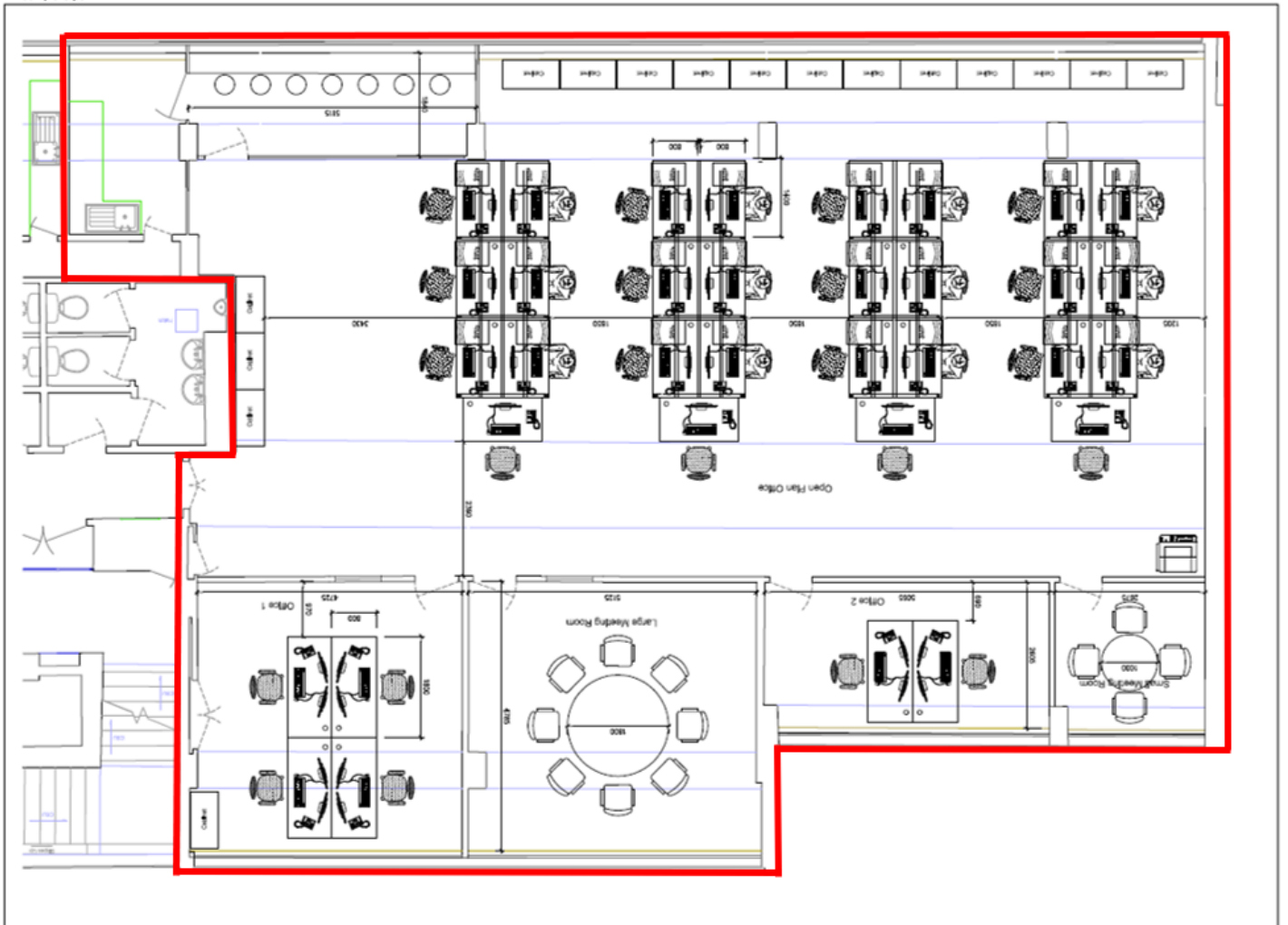
March 2019



## LEYTONSTONE E11 1HP

## PROPOSED LAYOUT

## FIRST FLOOR SOUTH



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