

OFFICE

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TO LET



1st & PART 2ND FLOOR, GREDLEY HOUSE, 1-11 BROADWAY, STRATFORD E15 4BQ

**HIGH QUALITY FITTED OUT OFFICE
ACCOMMODATION EXTENDING TO
16,840 SQ. FT.**

- HIGH QUALITY FIT OUT IN PLACE
- CAR PARKING
- COMFORT COOLING
- RECESSED LIGHTING

LOCATION

The property is located on the eastern side of Broadway (A11) the principal commercial thoroughfare within the town. The A11 links to the A12 a short distance to the south west, and thereafter into the City of London.

Stratford regional station is within walking distance of the property, and offers National Rail, Overground, Underground (Central & Jubilee lines), and DLR services.

1st & PART 2ND FLOOR, GREDLEY HOUSE, 1-11 BROADWAY, STRATFORD E15 4BQ

HIGH QUALITY FITTED OUT OFFICE ACCOMMODATION EXTENDING TO 16,840 SQ. FT.

DESCRIPTION

Gredley House is an imposing five storey detached office building constructed in the early 1980's, and provides high quality accommodation with car parking.

The upper floors (first to fourth floors) are accessed via a gated entrance set back from Broadway, leading into a marbled reception. The car parking is situated to the rear of the property and is accessed via Chant Street.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Standards 1st edition (incorporating International Property Measurement Standards), and has the following IPMS 3 measurement.

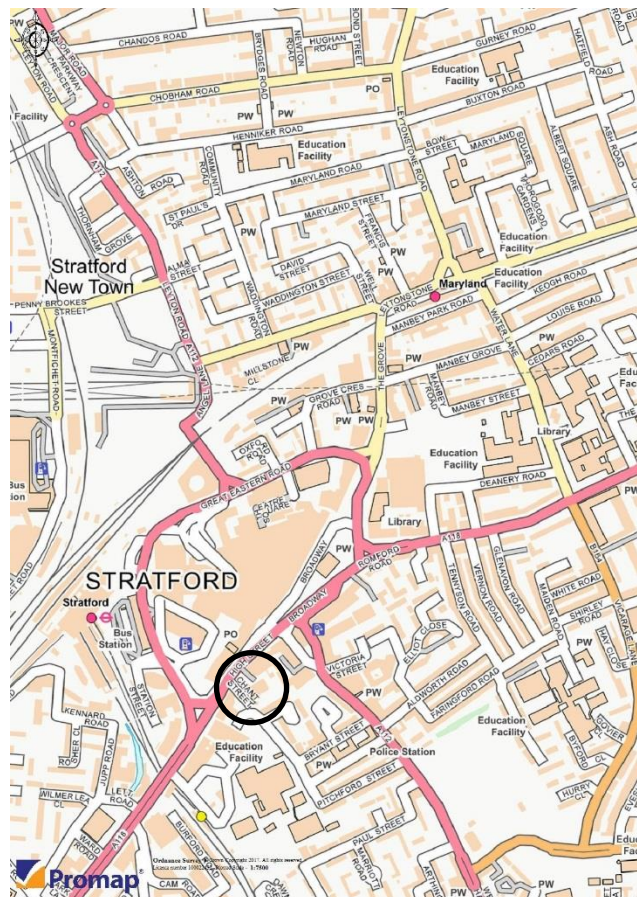
FLOOR	SQ FT	SQ M
1 st Floor	10,132	941.3
Part 2 nd Floor	6,708	623.2
TOTAL	16,840	1,564.5

TERMS

The property is available on flexible leasing terms for a term to be agreed.

RATEABLE VALUE

The floors have a rateable value as entered in the 2017 List of the following: first floor £158,000 and part second floor £99,500. Interested parties should liaise with the London Borough of Newham to ascertain the rates liability for the current financial year



EPC 0340-0732-5089-6492-0006 D-88

SERVICE CHARGE

Service charge for the current year is estimated at £7.50 per sq ft. per annum.

CONTACT

For further details on these and many other available properties please contact:



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