

# 108B Woodhouse Road, London, E11 3NA



## FOR SALE

Class E Retail / Leisure / Land / Office

3,793 sq ft / 352.4 sq m

Offers from £150,000



**Former building  
contractors office  
and land, used as  
storage. Suited to  
commercial owner  
occupation, or  
alternate use,  
subject to planning**



- Site area of 3793sqft. / 0.08 acres
- Single storey building arranged as open plan accommodation with separate kitchen and WC
- Dual access from Woodhouse Road via an under-croft to adjoining Freehold, and by right of way across Robinson Close
- Suited to commercial owner occupation
- Potential for alternate uses, subject to obtaining the necessary planning consents
- To be sold on an unconditional basis



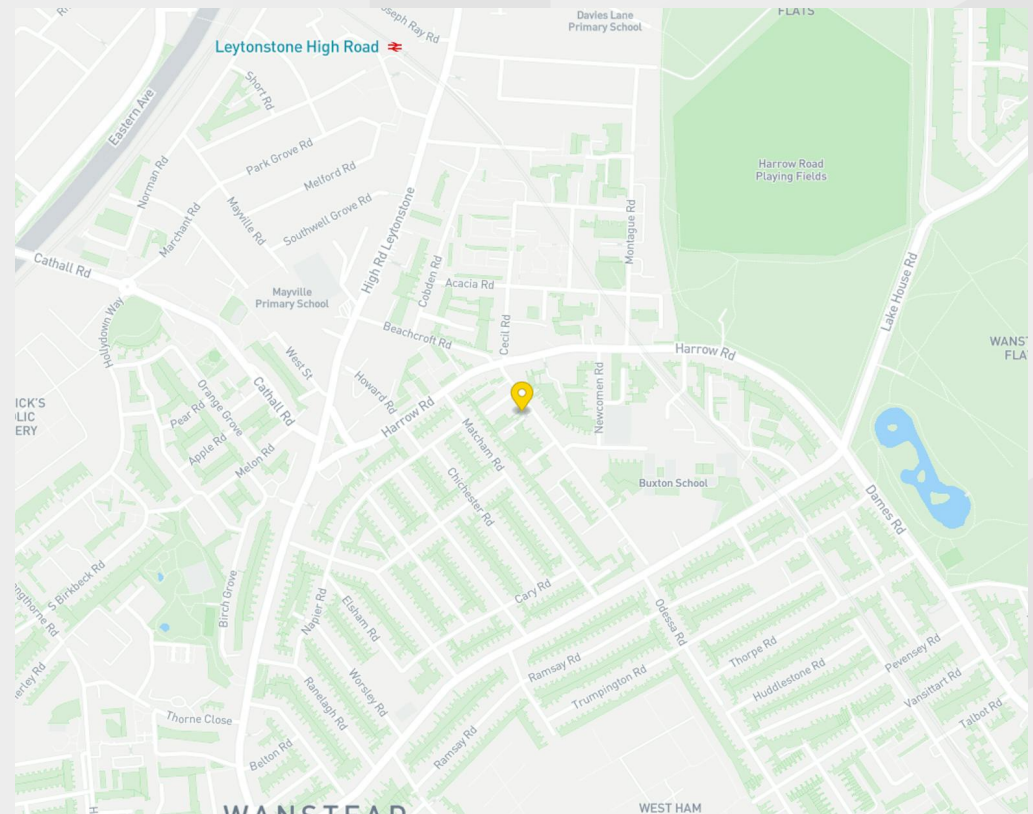


## Description

The site is arranged as hard surfaced land with a storage container and a semi-permanent structure, plus a brick built single-storey office to the western end of the plot. Accessible by under-croft of a flying Freehold and right of way, directly from Woodhouse Road, as well as via right of way from Robinson Close. The premises could suit owner occupiers, or creative developers subject to obtaining the necessary planning consents.

## Location

Situated to the west of Woodhouse Road, close to the junction with Harrow Road and proximity to the popular Leytonstone Tavern. The surrounding area is a predominately residential zone, with convenient access to arterial roads such as High Road Leytonstone (B161) and the A114, providing direct route to Stratford and the City, as well as the A12 and onward to A406 North Circular and M11. Leytonstone High Road Overground station is within 11 minutes walk, with Suffragette Line connections to east and north London as well Victoria Line link via Blackhorse Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Availability
Ground - Office	361	33.54	£5,050.50 /annum	Available
Ground - Yard	3,793	352.38	On Application	Available
<b>Total</b>	<b>4,154</b>	<b>385.92</b>		

### Tenure

Freehold

### EPC

EPC exempt - Stand-alone building < 50m2

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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