

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

STRATFORD TOWN CENTRE - OFFICE/RETAIL UNIT

**41 BROADWAY
STRATFORD
LONDON
E15 4BQ**

**GROSS INTERNAL AREA: 1201.46 SQFT / 111.62 M²
PLUS REAR YARD: 147.04 SQFT/ 13.66 M²**



- **OFFICE/ RETAIL GROUND FLOOR LOCK-UP UNIT WITH MODERN SHOP FRONT AND SHUTTERS**
- **SUITABLE FOR A VARIETY OF BUSINESSES**
- **5 MINUTES WITHIN STRATFORD TOWN CENTRE, TRANSPORT LINKS & WESTFIELD SHOPPING CENTRE**

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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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LOCATION: The subject property is situated on Stratford Broadway opposite the entrance to Stratford Mall less than 1 minute walk away. Within 3 minutes is the bus terminal and rail station (Central Line, Jubilee Line, DLR, Elizabeth Line and Cross rail). Stratford continues to undergo major changes and will benefit from substantial redevelopments behind Stratford's main station. In addition to this, the area has seen increased focus from occupiers and investors due to the successful 2012 Olympic bid and development of Westfield shopping Centre.

DESCRIPTION: The subject premises is a landmark period building situated on the Broadway in Stratford. The premises is accessed via steps leading to the main entrance door adjacent to the modern retail frontage.

The property has recently been modernized and provides mainly open plan office with separate office kitchen and 2 WC's with adjoining washrooms.

There is a rear entrance on the ground floor which provides access to a rear yard and.

ACCOMMODATION: (Net Internal Area)	-	main open plan office	766.6 sqft /71.22 m ²
	-	Rear office	117.7sqft /10.94m
	-	Kitchen	113.7sqft /10.57m ²
	-	Bank vault area	114.5sqft /10.64 m ² (approximately area not inspected)
	-	2 WC's	
	-	Rear yard, amenity space	147sqft /13.66 m ²

The above floor area is approximate and has been measured on a Net Internal Area basis.

LEASE: A new Full Repairing and Insuring lease is available for a term to be agreed.

RENT: £35,000 per annum exclusive

PREMIUM: On request

RATES: London Borough Newham
Ratable Value £30,000
Rates Payable 2021/2022 £14,970

EPC: To follow

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING: Strictly by appointment through the sole agent:



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