

# Kirkdale House, 1st Floor North, 9 Kirkdale Road, Leytonstone, E11 1HP

## TO LET

Office

2,750 sq ft / 255.5 sq m

£22.50 per sq ft

# High specification private office suite in Leytonstone with parking



- Fully fitted and furnished private office
- 5 car parking spaces
- Situated directly opposite Leytonstone Station
- Available on new lease terms directly from Landlord
- Fully inclusive/managed options available
- Fibre connectivity



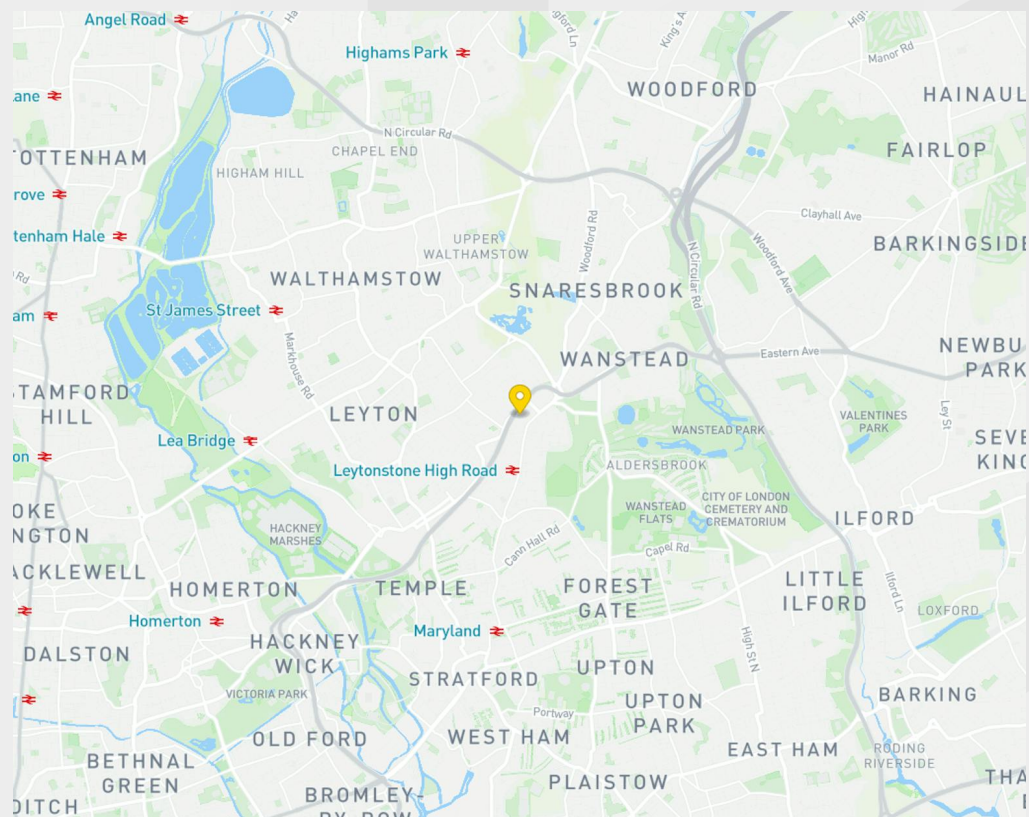


## Description

Located directly opposite Leytonstone Station and offering 5 secure car parking spaces, this property provides excellent connectivity to potential tenants. Situated on the 1st floor, the suite is entirely private with the benefit of its own meeting rooms and kitchen as well as a full office furniture package

## Location

Highly prominent location situated in the heart of Leytonstone, this property benefits from being immediately adjacent to Leytonstone Underground Station (Central line). Fantastic road access to The Green Man Roundabout leading to A12, A406 and A13 and easy access to M25 and M11. Leytonstone High Road and Church Lane shops are within easy walking distance with local amenities, eateries and shops.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st - Floor North	2,750	255.48	£22.50 /sq ft	£6.50	£5	£7,791.67	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Fitted

Contacts

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