

TO LET:

4,823 - 33,845 SQ FT  
(448 - 3,144 M<sup>2</sup>)

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# UNEX TOWER

STATION STREET, STRATFORD, E15 1DA





—  
A PROMINENT &  
STRATEGICALLY LOCATED  
CITY CENTRE OFFICE

# STRATFORD

Unex Tower occupies a central location in the heart of Stratford's Town Centre directly opposite the bus terminus and Stratford station. The building is an area landmark, prominently positioned fronting the A118 Great Eastern Road. An instantly recognisable town centre building to pedestrians, also occupying frontage on the principle vehicular thoroughfare from Bow to the further reaches of East London and Essex fringes.

The property is also situated opposite Stratford Shopping Centre and adjacent to Westfield Stratford City. Westfield Stratford is currently the most visited shopping centre in the UK seeing over 50 million annual customer visits and boasts over 350 trading stores. Stratford Shopping Centre has also recently undergone investment and newer attractions such as Roof East provide a mix of food, beverage and leisure such as summer film clubs.

## UNEX TOWER

*Westfield*

QUEEN  
ELIZABETH  
OLYMPIC PARK



STRATFORD  
INTERNATIONAL



STRATFORD STATION

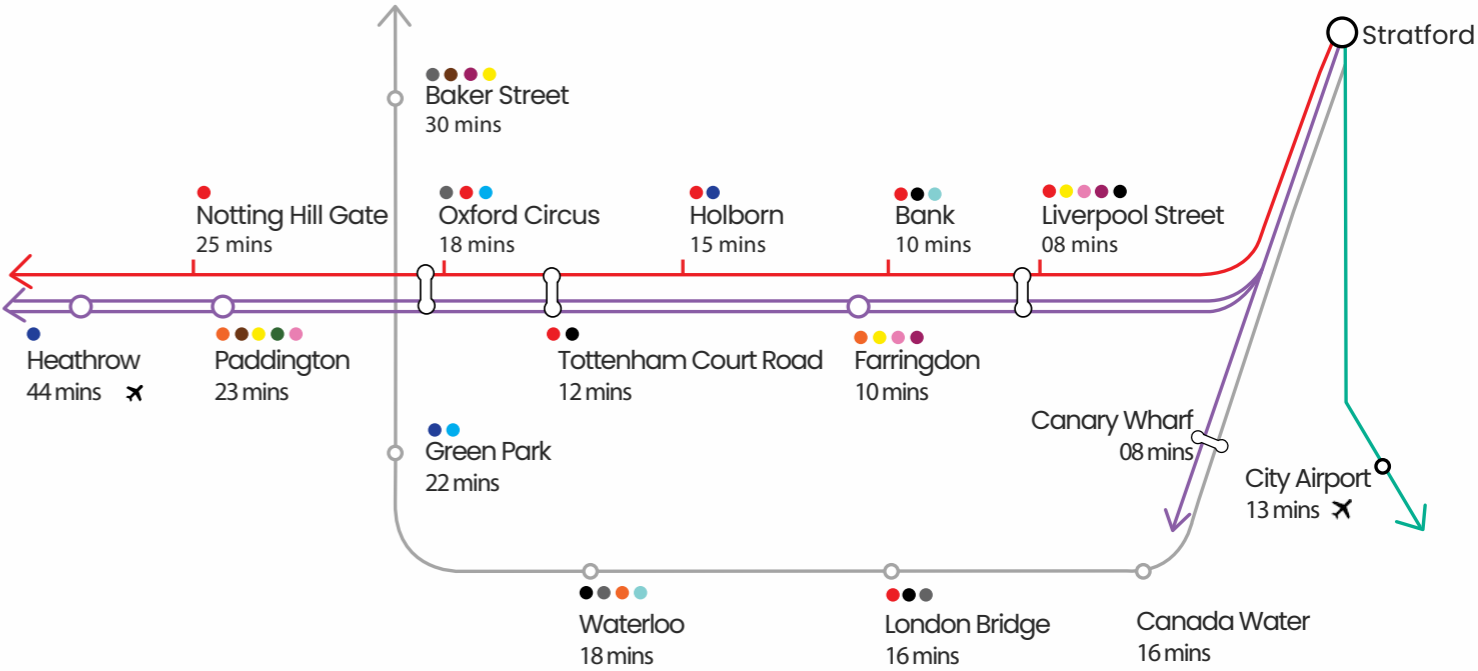
# LOCATION

THE BUILDING IS WITHIN CLOSE PROXIMITY TO SEVERAL WORLD CLASS AMENITIES, SUCH AS WESTFIELD STRATFORD CITY, QUEEN ELIZABETH OLYMPIC PARK, HERE EAST, OLYMPIC VENUES, INCLUDING THE VELODROME, AQUATICS CENTRE AND COPPER BOX AS WELL AS BUSTLING LEISURE FACILITIES SUCH AS ROOF EAST.

The Olympic legacy of the area remains with access to Queen Elizabeth Olympic Park and its numerous sporting venues and facilities such as the Aquatics Centre. Sporting events and live music concerts are held regularly at the stadium and the neighbouring International Quarter is a hub for government departments, institutional charities, leading universities and tech companies alike.



# CONNECTIVITY



# AMENITIES

## Restaurant and Eateries

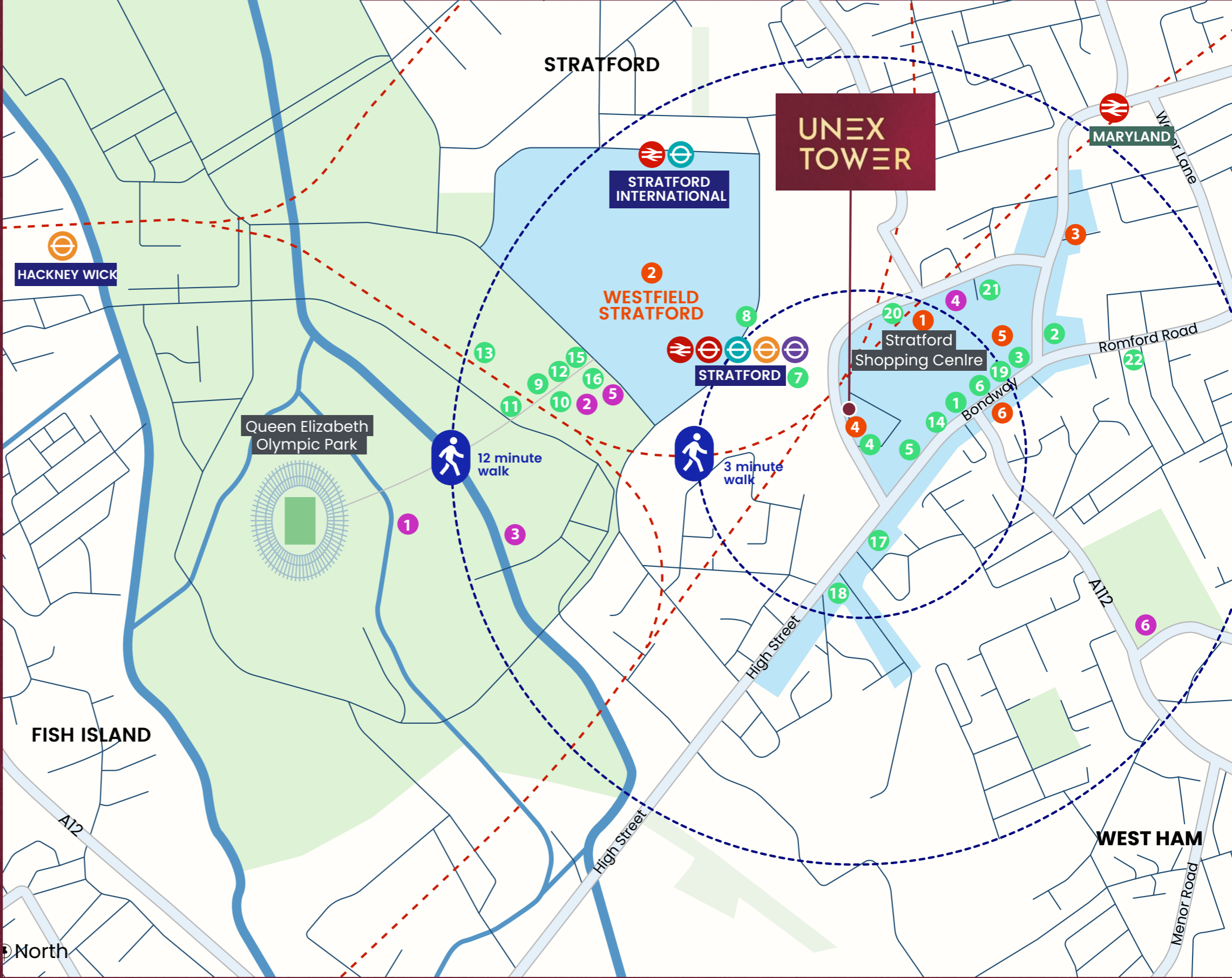
- |                          |                         |
|--------------------------|-------------------------|
| 1. Costa Coffee          | 12. Busaba              |
| 2. Nandos                | 13. Hera                |
| 3. Wendys                | 14. Cococure            |
| 4. Zuzu Bistro Bar       | 15. Wahaca              |
| 5. Abbey Tap             | 16. Cabana              |
| 6. Starbucks             | 17. XIX Nineteen        |
| 7. Pret A Manger         | 18. Dolce Vita          |
| 8. M&S Café              | 19. German Doner Kebab  |
| 9. Figo Stratford        | 20. Pizza Express       |
| 10. Heavenly Desert      | 21. Sichuan Grand       |
| 11. Bread Street Kitchen | 22. The Grill Stratford |

## Retail

1. Stratford Shopping Centre
2. Westfield Shopping Centre
3. Morrisons
4. Buy Foods Supermarket
5. Superdrug
6. Vision Opticians

## Leisure

1. Zip world
2. Gravity Max
3. London Aquatics Centre
4. PureGym
5. Gymbox
6. Stratford Park Tennis Courts



# DESCRIPTION

The available accommodation occupies 1st, part 2nd, 3rd & 4th floors of the building which could be configured in a number of ways to suit incoming tenants.

The total available space is 33,845 sq.ft. The floor plates could allow for single occupation of the space by one tenant or a variation of potential divisions.

Internally the space is fitted to a traditional and mostly open plan office specification. We are expecting incoming tenants to have varied occupational requirements and may need to adapt this to suit.

# SPECIFICATIONS



Open plan, adaptable layout



Secured underground car parking facility



A total of 31 parking spaces available with the combined floors



Heating/Cooling Air-conditioning



Communal Roof Terrace on the 26th floor



Male & Female WC's, plus showers on each floor



Secure cycle storage



Panoramic views of Stratford Town Centre



Immediate access to Stratford station, with several underground and train line services across the City and beyond



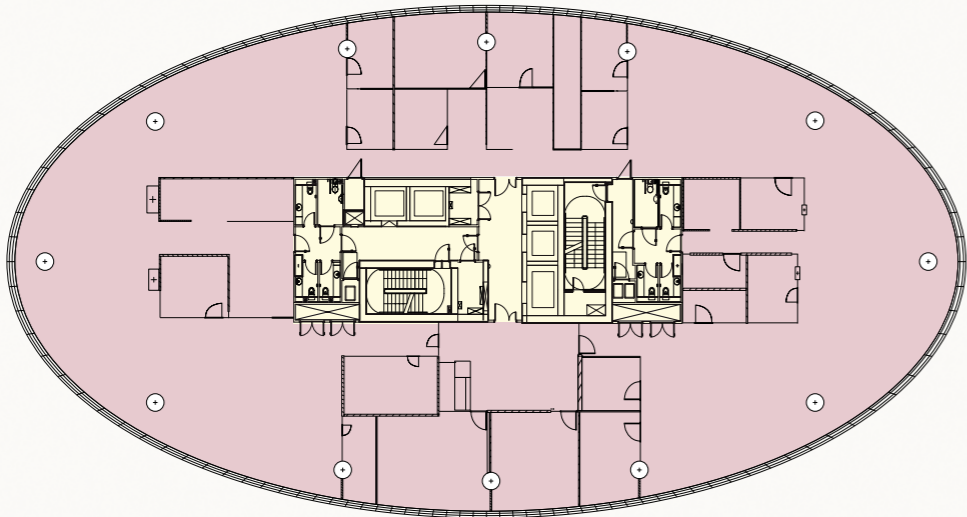
Prominent Town Centre position providing excellent wayfinding



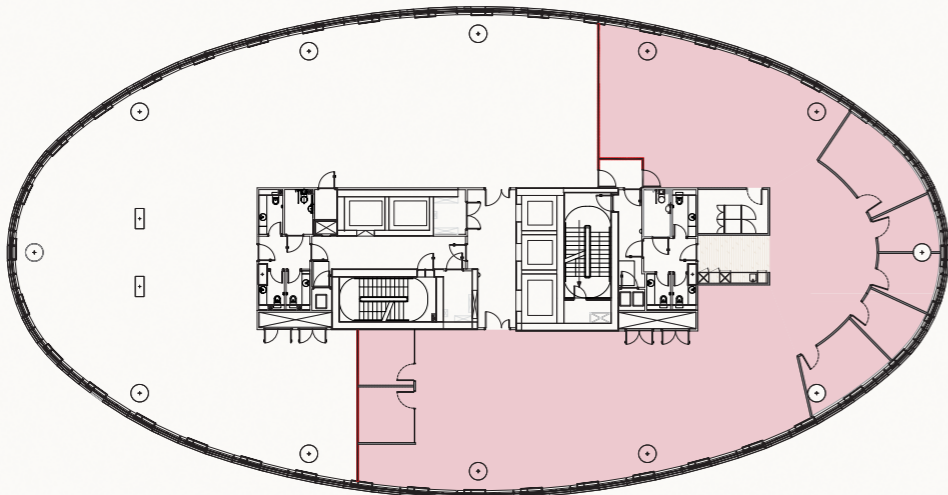
Multiple lifts serving the building



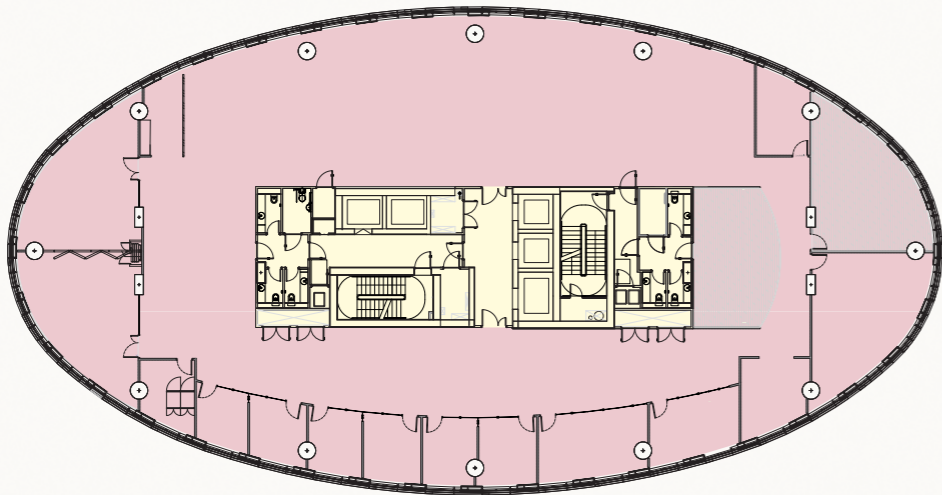
# FLOOR PLANS



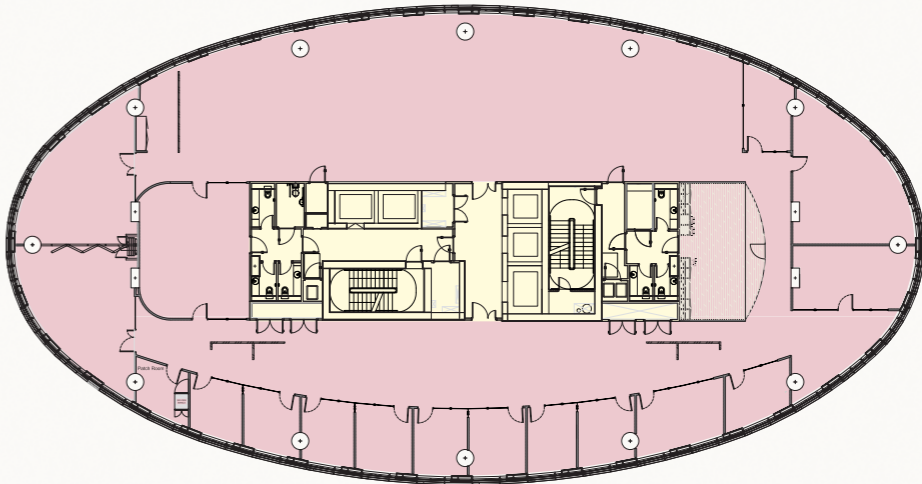
1st Floor



2nd Floor



3rd Floor



4th Floor

# ACCOMMODATION

| FLOOR          | NIA (SQ FT) |
|----------------|-------------|
| 1st Floor      | 9,674       |
| Part 2nd Floor | 4,823       |
| 3rd Floor      | 9,674       |
| 4th Floor      | 9,674       |
| TOTAL          | 33,845      |





# FURTHER INFORMATION

**EPC**  
EPC B(38).

**VAT**  
The building is elected for VAT.

**BUSINESS RATES**  
Each party is advised to make their own enquiries.

**TERMS**  
A new lease for a term to be agreed.

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