

Est.1955

Tarn
&Tarn

176-177 FOREST LANE
FOREST GATE
LONDON
E7 9BB

HIGH EXPOSURE,
CORNER POSITIONED
E-CLASS PROPERTY
WITH GREAT STREET
PRESENCE
1,364FT²



DESCRIPTION

This E-class unit at the junction of Forest Lane and Woodgrange Road offers excellent exposure with floor to ceiling glass frontage, open plan reception and partitioned offices. Benefitting from high pedestrian and vehicle traffic this property is ideal for a range of uses including; office and retail.

SUMMARY

- Adjacent to Forest Gate Elizabeth Line
- High Exposure Corner
- Glass Facade
- Suspended Ceiling
- Great Natural Light
- Connectivity for Pedestrians and Vehicles



LOCATION

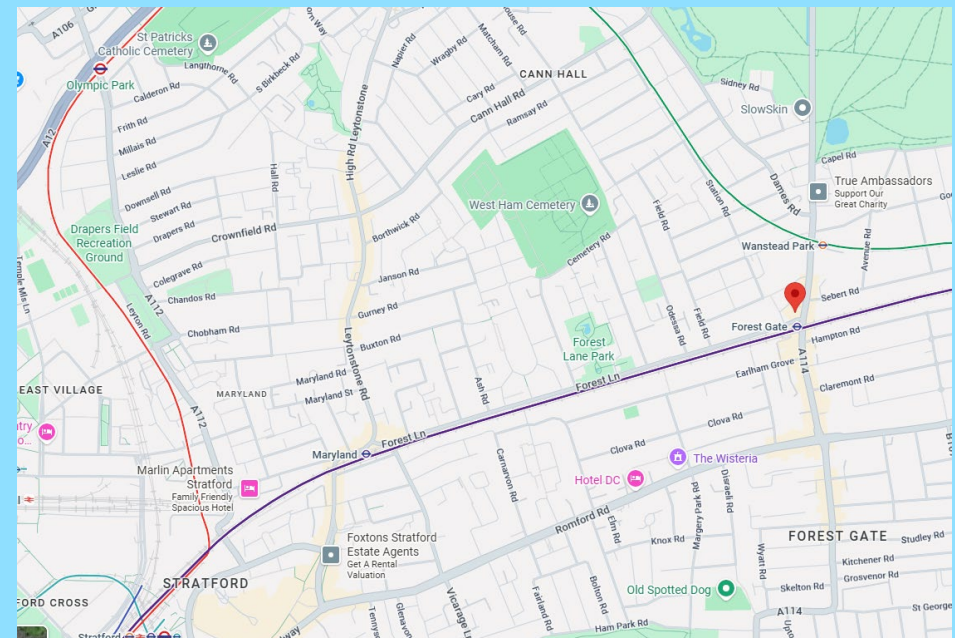
THE AREA

Situated on Forest Lane in the heart of Forest Gate, London E7, the property enjoys a prime position on a busy, well-established parade. It sits directly opposite Forest Gate station, providing fast connections via the Elizabeth Line to Stratford, Liverpool Street, and central London, while Wanstead Park Overground station is just a short walk away. The surrounding area is a thriving commercial hub, with a mix of well-known retailers and local amenities including Co-Op, Iceland, Domino's, KFC, and a variety of independent cafés, shops, and services along Woodgrange Road. The location benefits from high pedestrian traffic and excellent visibility, making it a sought-after spot for businesses looking to establish themselves in a vibrant and accessible part of East London.



TRANSPORT

-  Forest Gate (<1-minute walk) – **Elizabeth**
-  Wanstead Park (4-minute walk) – **Overground Line**
-  Stratford (30-minute walk) – **Elizabeth**, **Jubilee**, **DLR**, National Rail Service, **Overground Line**



ACCOMMODATION

Floor	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground	1,364	£46,000	N/A	TBA	£46,000
TOTAL	1,364				

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

PREMIUM

Offers invited

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Newham



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VIEWINGS

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