



SAVOY STEWART
COMMERCIAL PROPERTY

**D1 (NON RESIDENTIAL
INSTITUTIONS)**

TO LET

1 CHESTER ROAD

Newham, E7 8QT

D1 property to rent



KEY POINTS

- > D1 use
- > High Ceilings Throughout
- > Corner Location
- > Good Natural Light
- > Recently refurbished

TENURE	TO LET
SIZE	10,731 SQ FT
RENT	£160,000 PER ANNUM
EPC	D (81)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located at the junction of Chester Road and Katherine Road. The location is approx half way between East Ham and Upton Park Underground Stations (District and Hammersmith and City Lines). Plashet Park is a short walk from the property and numerous shops are located on the local High Street.

SPECIFICATIONS

The property comprises a former church that was converted for use as a primary school around 1990. Planning permission was granted in 1989 for a change of use from a church to Education use.

The property is divided into a large hall, numerous classrooms and some private offices and additionally there is some outside space that is used as a playground.

- Valuable D1 use
- Corner Plot
- Excellent Natural Light
- Up to 7m ceiling height in main hall
- Recently redecorated
- Outside space

RENT

£160,000 per annum

BUSINESS RATES

Rates Payable: £54,723 per annum

(based upon Rateable Value: £111,000 and UBR: England Standard 51.2p)

SERVICE CHARGE

No service charge payable.



VIEWING & FURTHER INFORMATION



Darren Best

020 7478 9115

db@savoystewart.co.uk



Vivek Krishnan

020 7478 9114

vk@savoystewart.co.uk

or visit savoystewart.co.uk

