Christo & Co

To Let



Unit 1 Penworks

65 Tudor Road, London, E9 7FH

Modern Ground Floor Workspace/Showroom

Ideal For Creative Users

To Let

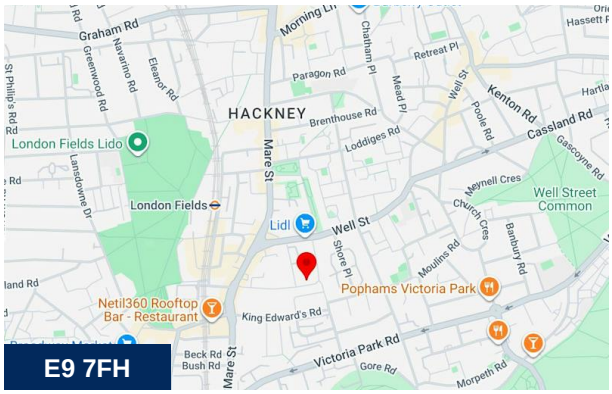
1,916 sq ft

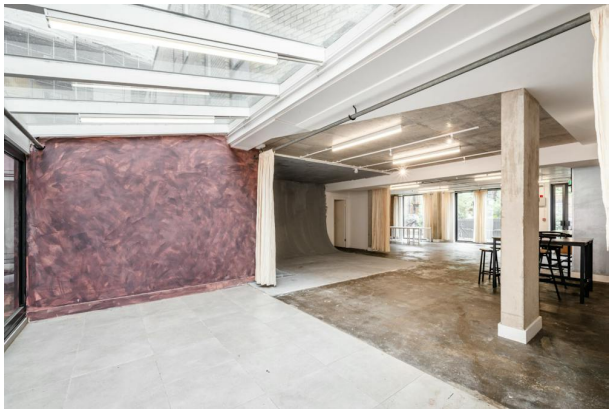
(178 sq m)

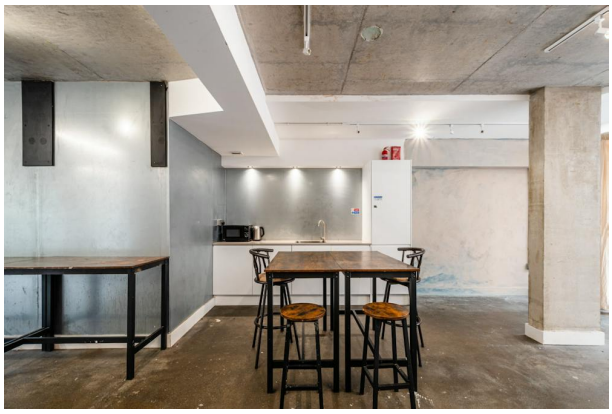
- Excellent Natural Light
- Sky Lights
- Street Access
- Kitchen Area
- 3 Phase Power
- LED Lighting
- Rear Patio Area
- Prominent Window Frontage
- Clear Space
- Former Photographic Studio
- EPC: A23

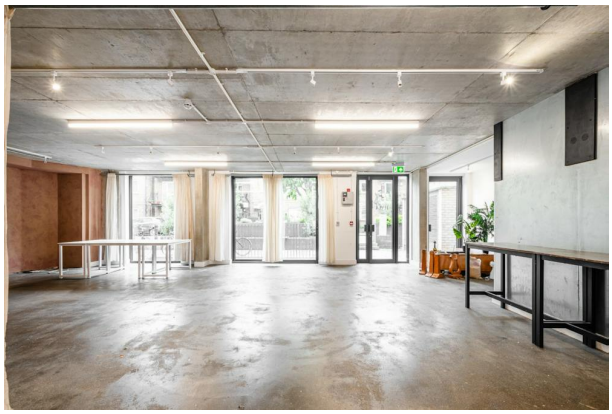
Summary

Available Size	1,916 sq ft
Rent	£55,000 per annum
Rates Payable	£13,828.50 per annum
Rateable Value	£31,500
Legal Fees	Each party to bear their own costs
EPC Rating	A (23)









Location

The property is located on Tudor Grove, which runs parallel to Mare Street and runs on to Well Street. It is situated centrally within the London Fields area, a fast-growing hub for the creative industry, with numerous amenities such as restaurants, shops and bars in the locality. The area is also very well connected, served by numerous local bus routes as well as being a five-minute walk away from London Fields Overground Station.

Description

The available accommodation comprises the ground floor of this mixed-use building. The unit benefits from a large open plan area with good natural light, kitchen, W/C facilities, good ceiling height, and a rear patio area. The unit would ideally suit a variety of users, such as artists, designers, photographers, or other creative businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1A	1,916	178	Available
Total	**1,916**	**178**	

Rent

£55,000 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Buildings Insurance

£1,500 per annum

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through owner's SOLE agents as above.

Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
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Gasper Koscik (Tarn & Tarn)
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