



Ground & Lower Ground Floor

32 Gransden Avenue, London, E8 3QA

Ground & Lower Ground Fl. Class E Property To Let in London Fields.

1,103 sq ft

(102.47 sq m)

- To Let
- New Lease
- 1103 sq. ft.
- Ground & Lower Ground Floor
- 1 min walk from London Fields Overground Station
- Equipped Kitchenette
- Rolling Shutters
- Two Separate WCs & Storage Space

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Summary

Available Size	1,103 sq ft
Rent	£35,296 per annum
Rates Payable	£9,612 per annum
Rateable Value	£22,250
Service Charge	£525 per annum Includes window cleaning, building insurance, annual company accounts and refuse collection
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

This 1103 sq ft unique commercial space extends across both ground and lower ground levels and is located in a prominent location of London Fields. The area's Overground Station is 1 minute walk away. This handsome brick building has been sympathetically refurbished to a very high standard to provide a mix of commercial and residential units. The space features an equipped kitchenette, storage and two separate WCs.

Location

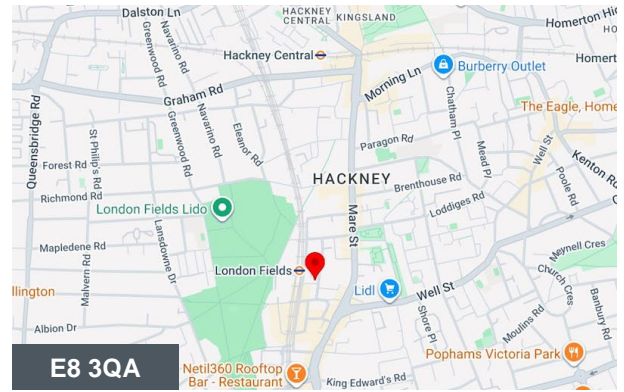
The development is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces and numerous amenities. The location is popular with artisans and entrepreneurs and is a leisure and entertainment destination.

London Fields station offers fast journeys to the City (9 minutes), just a 20-minute cycle ride away.

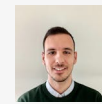
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Lower Ground	1,103	102.47	£35,296 /annum	Available
Total	1,103	102.47		



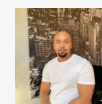
Viewing & Further Information



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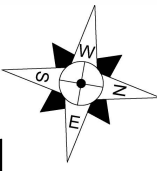


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Kitchen/Office Space
28'1" x 21'3"
(8.56m x 6.48m)

**Restricted
Height
Storage**

WC
10'4" x 3'7"
(3.15m x 1.09m)

Lower Ground Floor
Approximate Floor Area
571 sq. ft
(53.04 sq. m)

Office Space
25'8" x 20'11"
(7.82m x 6.38m)

WC
6'8" x 5'0"
(2.03m x 1.52m)

Ground Floor
Approximate Floor Area
532 sq. ft
(49.42 sq. m)

Approx. Gross Internal Floor Area 1103 sq. ft / 102.46 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.