



Mansfield House, 30 Avenons Road, London, E13 8HT

Fully let office building with new lease recently agreed.

- £50,000 income
- New lease agreed in 2022
- Well established charity tenant who has been in occupation since 2006
- Self contained office building

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Summary

Available Size	3,424 sq ft
Price	Offers in excess of £650,000
Rates Payable	£19,328 per annum We recommend any purchaser makes their own enquiries with the local authority.
Rateable Value	£37,750
EPC Rating	B (33)

Description

The property is being sold freehold with the tenancy to Shpresa Programme (Charity No.1110688) in place at a rent of £50,000 per annum exclusive. The property comprises a number of small office spaces, break out areas and larger workspaces across ground, first & second floors. There is also a large kitchen space on the ground floor. The lease has been agreed for a term of 10 years with a 5 year mutual break, lease commencement was 1st November 2021.

Location

The property is located on a predominantly residential street close to the Barking Road junction with New Barn Street. The property lies approximately 1 mile from Plaistow Station on District and Hammersmith & City lines as well located approximately 0.8 miles from Canning Town, on the Jubilee and DLR lines. The A13 is less than 1 mile away and provides links to Central London to the West and the M25 & Essex to the east.

Accommodation

The accommodation comprises the following approximate areas

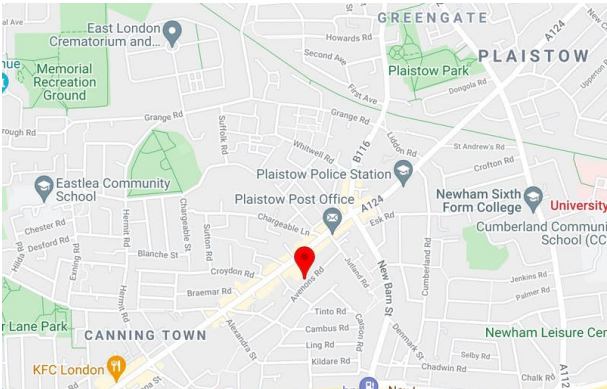
Name	Sq ft	Sq m
Ground	1,124	104.42
1st	1,001	93
2nd	1,299	120.68
Total	3,424	318.10

Viewings

Strictly by appointment only via the sole agent.

Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraws from the transaction.



Viewing & Further Information

Chris Harding MRICS (Deleted)
020 8221 9619 | 07932 875089
chris.harding@dobbinandsullivan.com

Nick Sullivan MRICS
020 8221 9615 | 07939217984
nick.sullivan@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

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