



**STIRLING
ACKROYD**

TO LET

**Unit 6, 24a High Street,
Stratford, E15 2PP**

2,500 sq ft

**LONG LEASEHOLD
SALE/RENTAL
OPPORTUNITY IN
STRATFORD, E15**



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity to secure an attractive modern fully fitted studio/office space in Stratford/close to Hackney Wick.

The current occupiers have created a film studio and open plan offices. The unit can be secured on the basis of a new rental tenancy or the sale of the 999 Long Leasehold interest - Suitable for tenants, commercial investors and owner occupiers.

The surrounding area is surrounded by a mix of retail, leisure, residential and office developments, underpinned by substantial investment following the 2012 Olympics. Westfield Stratford City, one of Europe's largest shopping centres, is nearby, offering extensive retail, dining and entertainment options.

Stratford continues to be a strategic and well-connected commercial location.

Key points

- Ground Floor Reception 700 sq ft plus 1st Floor Office & Studio space 1800 sq ft - Total 2500 sq ft
- RENTAL - A new commercial lease on the basis of £55,000 per annum exclusive (£26 per sq ft)
- Attractive Studio/Office space configured over ground floor and 1st floor
- The space is available on either a Rental or Long Leasehold basis
- Ideal location - easy access to Stratford and Hackney Wick
- Prominent Return Frontage - The space offers plenty of natural light
- SALE - 999 year Long Leasehold available at £800,000 (£320 per sq ft)
- 1 secure car parking space also available by separate negotiation/additional cost



Location

The property is positioned on the western section of High Street, Stratford, just east of the Bow flyover (A12/A11 JUNCTION)

The location from excellent transport links, with Stratford Station approximately a 10-12 minute walk away, providing access to the Elizabeth Line, Central Line, Jubilee Line, London Underground, DLR and National Rail services.

Stratford High Street and Bow Church DLR Stations are within walking distance offering rapid connections to Canary Wharf, the City and London City Airport.

Numerous bus routes run along the High Street and surrounding roads, ensuring strong public transport accessibility across East and Central London. Road links via the A11, A12 and A13 provide convenient access to the City, Docklands and the wider motorway network.

Transport Links



Pudding Mill Lane 0.2 Miles



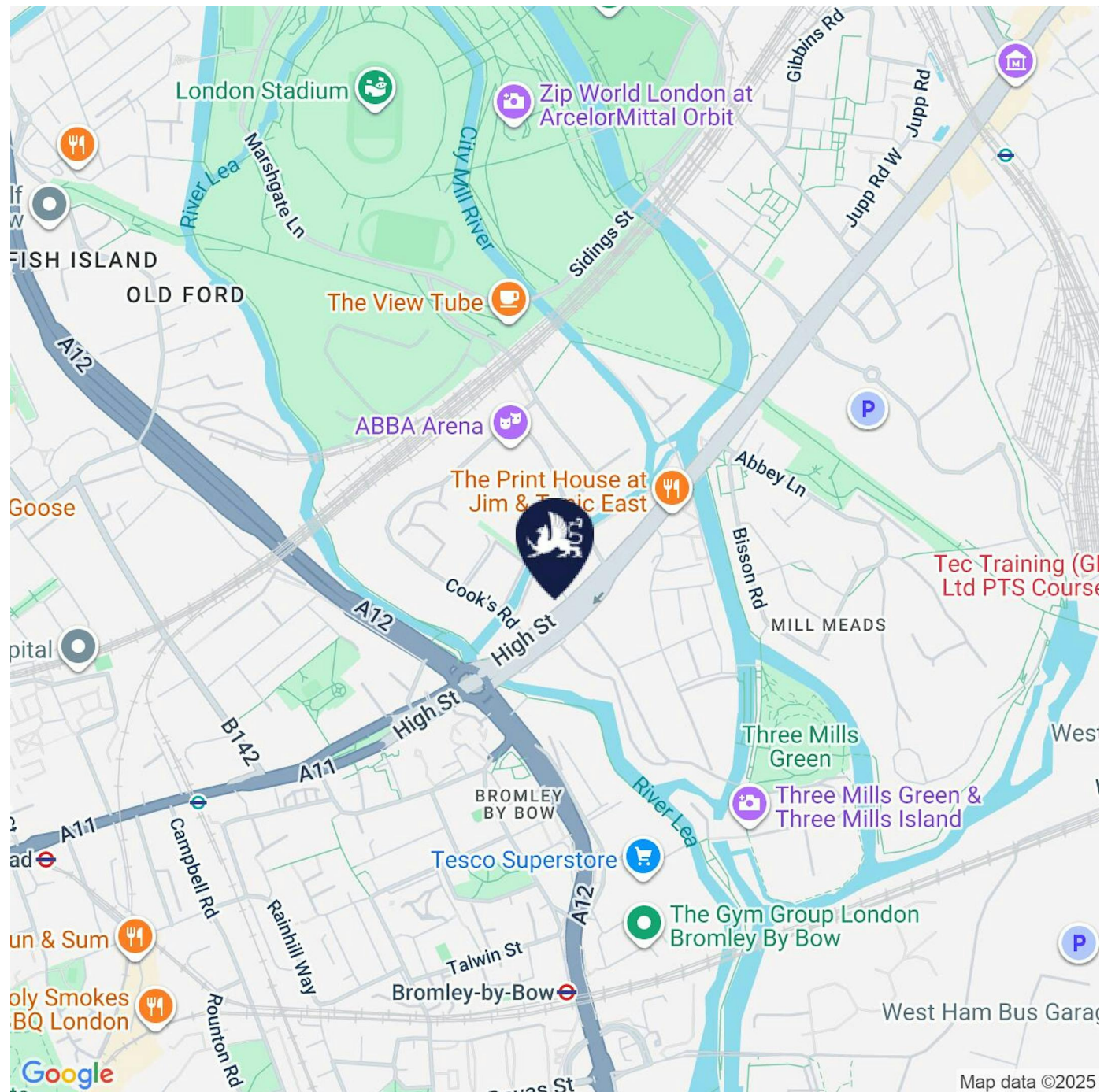
Bromley-by-Bow 0.4 Miles



Bow Church 0.4 Miles



Bow Road 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	700	65.03	Available
1st	1,800	167.23	Available

Rents, Rates & Charges

Lease	
Rent	£55,000 per annum
Rates	On application
Service Charge	To Be Confirmed
VAT	On application
EPC	C (73)

Viewing & Further Information



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