



TO LET

**Arch, 365 Winchelsea
Road, London, E7 OAQ**

730 sq ft

Railway Arch Available
With Flexible Lease



Description

Arch 365 is conveniently offered with 3-phase power supply and situated in a well-established East London location. Combining to provide the perfect flexible base for a wide range of businesses offering an open plan configuration.

Key points

- 3-Phase Power Supply
- Private Yard
- WC Facilities
- Insurance £20 Per Month



Location

The railway arch benefits from strong road connectivity, with easy access to the A12, providing direct routes into Central London and towards the M25. The A406 is also nearby, providing wider connections across North and East London.

With both Maryland Station and Forest Gate Station nearby, providing access to the Elizabeth Line. Offering fast and frequent services to Stratford, Liverpool Street, Canary Wharf, and Heathrow Airport. Stratford Station is also located a short distance away, offering connections via the London Underground, Docklands light railway and national rail services.

Transport Links



Wanstead Park 0.3 Miles



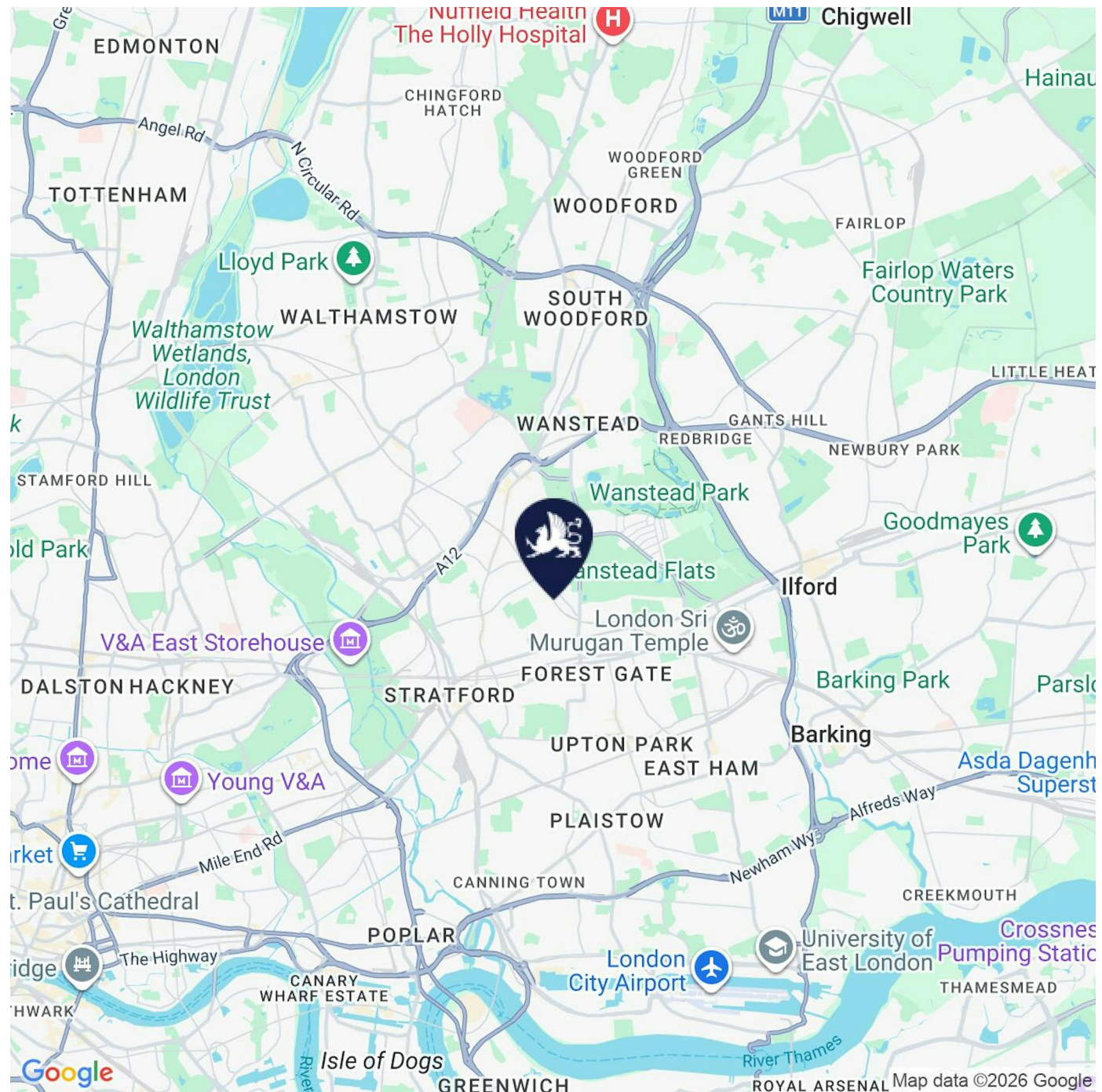
Forest Gate 0.4 Miles



Leytonstone High Road 0.8 Miles



Maryland 0.9 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£17,520 per sq ft
Rates	£7,680 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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