



TO LET

**236 High Street,
Stratford, London, E15
2JA**

5,509 sq ft

**Modern Fully Fitted
Office Situated Over
Three Floors - Moments
From Westfield/Stratford
Station**



VIDEO TOUR

stirlingackroyd.com



Description

Offered across lower ground, ground & first floors this space benefits from a high standard refurbishment to include meeting/training rooms and a boardroom with plenty of natural light throughout. With prominent frontage, situated on Stratford High Street the property is well suited a wide range of occupiers looking to be based within a prominent East London location.

Each floor benefits from two WC's and a kitchen, both the ground and first floors also provide shower rooms, with air conditioning throughout.

Ready for immediate occupation 236 High Street is an ideal opportunity to secure a base in a central Stratford location. All tenancies are subject to a three month rental deposit, new lease available direct from the landlord not subject to VAT.

Key points

- Central Stratford Location - Entrance on Stratford High Street Moments From Stratford High Street DLR Station
- New Lease Available Direct from the Landlord - All Tenancies Subject To A 3 Month Rental Deposit
- Quoting Rent £166,620 Per Annum Exclusive / £30 Per Sq Ft
- WCs, Multiple Kitchens, Meeting Rooms & Boardroom
- Air Conditioning Throughout
- First Floor - 1,917 Sq Ft GIA - Including Reception, Shower Room, Kitchen & Toilets
- Ground Floor - 1,843 Sq Ft GIA - Including Reception, Shower Room, Kitchen & Toilets
- Lower Ground Floor - 1,794 Sq Ft GIA - Including Reception, Shower Room, Kitchen & Toilets



Location

The property occupies a prominent position on Stratford High Street, the area has benefited from significant regeneration and is home to Westfield Stratford City, Queen Elizabeth Olympic Park, and a wide range of commercial, retail, leisure, and residential occupiers. The offices are situated opposite Stratford High Street DLR Station - offering connections to Canary Wharf, the City and London City Airport just a 2 minute walk away.

Benefiting 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 Overground, DLR, National Rail services and Stratford International. Numerous bus routes run along the High Street and surrounding roads, ensuring strong public transport accessibility across East and Central London.

Transport Links



Stratford High Street 0.1 Miles



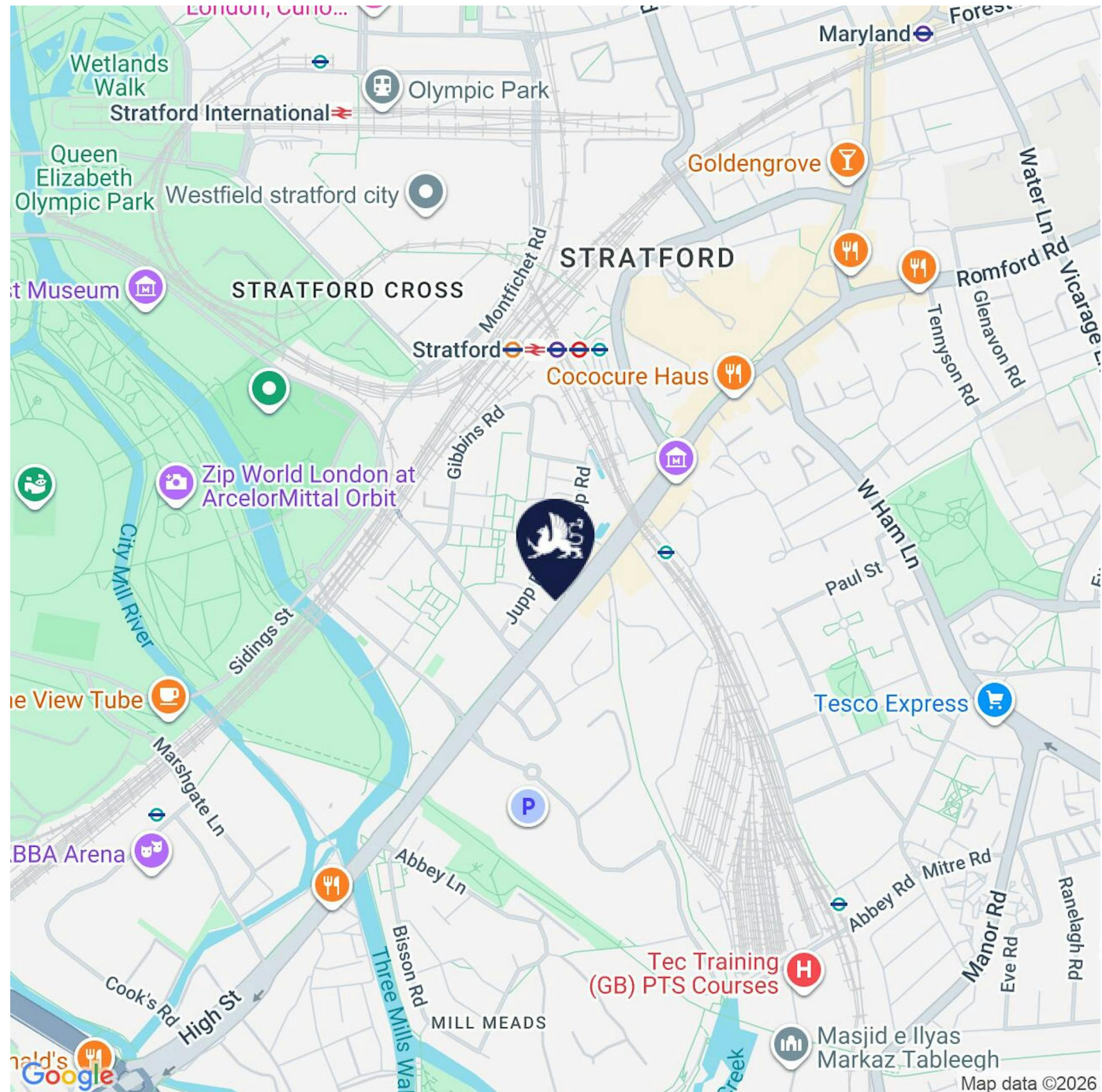
Stratford 0.3 Miles



Pudding Mill Lane 0.5 Miles



Abbey Road 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	1,917	178.10	Available
Ground	1,843	171.22	Available
Lower Ground	1,749	162.49	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£166,620 per annum
Rates	£8.15 per sq ft £44,880 PA
Service Charge	£4,433.48 per annum
VAT	Not applicable
EPC	B (37)

Viewing & Further Information



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