



4A Broadway, London, E15 4QS

1st floor office space available on the busy Broadway of Stratford High Street, suitable for a variety office, or E Class users.

- Strong links to Jubilee, DLR, Central and Elizabeth Lines
- 1,329 sqft of modern office space available on the 1st floor
- Located in the heart of Stratford
- Visible frontage from the Broadway

Summary

Available Size	1,329 sq ft
Rent	£35,000 per annum
Rates Payable	£11,851.25 per annum
Rateable Value	£23,750
EPC Rating	Upon Enquiry

Description

The layout is predominantly open plan allowing for flexible arrangements with the floor area. The property has a suspended ceiling with modern lighting throughout. The office suite is self contained, with a small kitchenette providing the essentials for a comfortable office life. There are many data points and power sockets to accommodate a substantial workforce, additionally the property benefits from A.C, which helps to create a comfortable environment when working.

Location

Situated on the north side of Broadway within 100 metres of Stratford Town Centre, Stratford Shopping Centre and station Main Line (Jubilee Line, Central Line, Elizabeth Line and DLR) which is adjacent to the new Westfield Shopping Centre. The property is also close to the Olympic Park, where surrounding areas have been recently regenerated. The office is situated in a busy high street with many national retailers nearby including Santander Bank, Paddy Power, McDonalds and Starbucks. Additionally, several other office users can be found, in particular a number of residential & commercial agencies, plus solicitor firms.

Accommodation

The accommodation comprises the following areas:

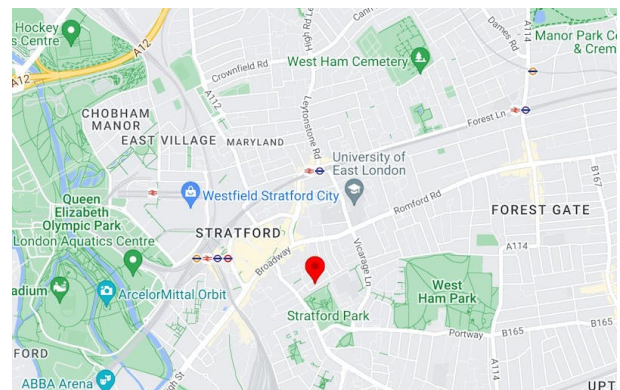
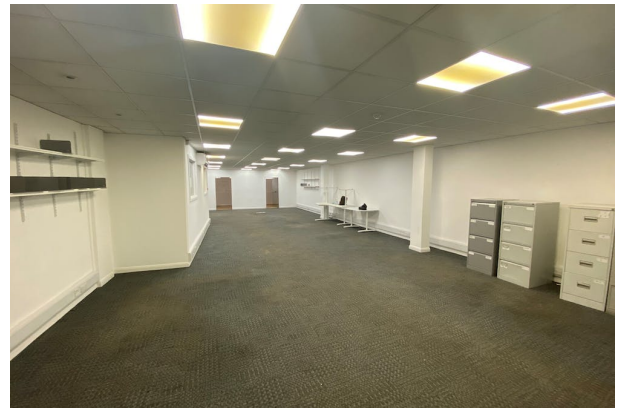
Name	sq ft	sq m
1st - Office	1,329	123.47

Lease

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

The ingoing tenant to pay the Council's agency fees prior to completion at 10% of the agreed annual rent. This is subject to VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £876 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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