



**PRICE REDUCTION**

## 339 High Street, London, E15 2TF

Modern office suite available on the 2nd floor with views over looking the Queen Elizabeth Olympic Park. Available for immediate occupation

- Open plan office space with kitchnette and dual aspect windows
- Great transport links at Stratford Station, less than 10 minutes walk away
- Located on Stratford High Street, close to local amenities
- Available immediately for occupation

Interested?

Request more information.

020 8221 9610

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## Summary

<b>Available Size</b>	1,170 sq ft
<b>Rent</b>	£29,500 per annum
<b>Rates Payable</b>	£5,988 per annum We recommend ingoing tenants complete further research as they could benefit from exemption under small business rates relief.
<b>Rateable Value</b>	£12,000
<b>EPC Rating</b>	D (99)

## Description

The office suite, located on the 2nd floor has an open plan area suitable for a variety of layouts and if necessary, installation of private offices. There are shared WC's available and with a private kitchenette installed already. The property boasts dual aspect windows with a great view of the Olympic Park. The office currently has carpet tiles throughout, incorporated ceiling lighting and floor boxes for connectivity.

## Location

The property is located in a vibrant and diverse part of East London, within the London Borough of Newham. The property sits in a highly urbanised area, with a mix of residential, commercial, and industrial buildings. The area is known for its connectivity, with Stratford station just a short walk away, providing easy access to central London and other parts of the city. Westfield Shopping Centre and The Mall also within a short distance providing plenty of local amenities with bars, restaurants and national retailers.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
2nd floor office area	1,170	108.70
<b>Total</b>	<b>1,170</b>	<b>108.70</b>

## Term

A new FRI lease for a term to be agreed

## Legal Costs

Each party to bear their own legal costs in the transaction with the in going tenant required to pay a reservation deposit on agreement of heads of terms which would be used towards abortive costs if they withdraw, otherwise utilised towards completion monies.



## Viewing & Further Information

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