



125 The Grove, London, E15 1EN

Prime commercial unit to let, offering a modern, open-plan layout with natural light situated in the heart of Stratford

- Prominent Frontage with Fully Glazed Entrance and display
- Well Fitted Office/Retail Close To The Heart of The Town Centre.
- Situated a Minute Walk to The Stratford Town Centre, Tube, Rail, Bus Transport Hub and Maryland Station (Elizabeth Line)
- Excellent Shopping facilities nearby including Stratford Mall and Westfield Shopping Centre

125 The Grove, London, E15 1EN

Summary

Available Size	589 sq ft
Rent	£25,000 per annum
Rates Payable	£7,859.25 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
Rateable Value	£15,750
Service Charge	N/A
VAT	Not applicable
EPC Rating	D

Description

The property comprises a ground floor unit with a modern internal fit-out, including laminate wood flooring and a suspended ceiling with integrated lighting. It benefits from CAT 5 cabling throughout and includes a fitted kitchen and toilet facilities. There is also a basement area with natural light, providing additional usable space. To the rear, the property features a private garden.

Location

The property is situated on the east side of The Grove in Stratford, East London. It is well connected by public transport, with Stratford Station approximately a 10-minute walk away, providing access to the Central Line, Jubilee Line, Elizabeth Line, DLR and London Overground services. Maryland Station is around a 1-minute walk from the property, offering additional links via the Elizabeth Line. The surrounding area includes a mix of residential, retail and leisure uses. Westfield Stratford City and Stratford Shopping Centre are both within walking distance, offering a range of shops, cafés and restaurants. Road links are good, with The Grove connecting to Stratford High Street (A118) and the A12, providing access towards central London, the Docklands, and the M11.

Accommodation

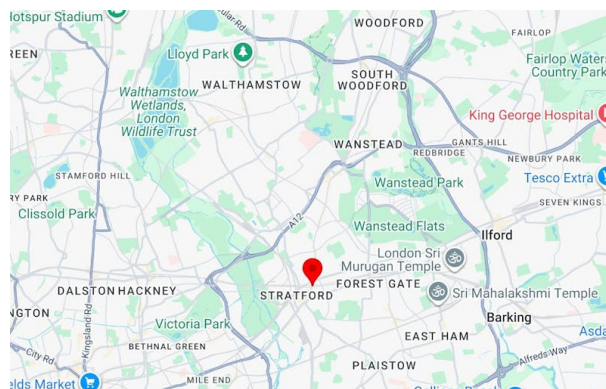
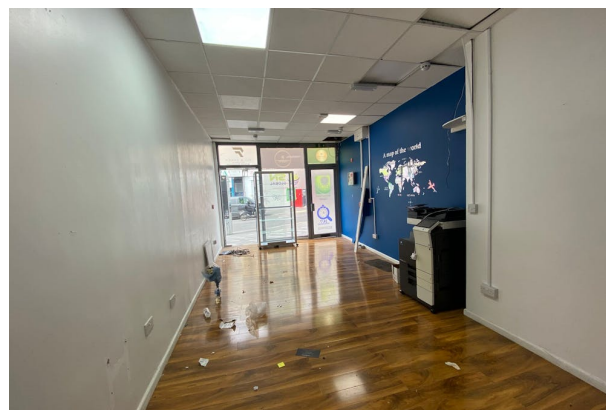
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	589	54.72	Available
Total	589	54.72	

Lease & Legal Cost

A newly FRI lease directly from the landlord for a term to be agreed

Each party to bear their own legal cost



Viewing & Further Information

Ajay Tohani MSc MRICS

020 8221 9618

ajay.tohani@dobbinandsullivan.com

Latif Acisu

020 8221 9614 | 07487216389

latif.acisu@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 04/12/2025