



## 1st and 2nd floor, 39A Broadway, Stratford, London, E15 4BQ

### Refurbished Attractive Town Centre Office Space

- Excellent Refurbished Office Space on first and second floors
- Suitable for a variety of businesses
- Westfield Shopping Centre and Queen Elizabeth Olympic Park are Nearby and Easy Access
- Separate Ground Floor Entrance
- Minutes from Stratford Town Centre, Excellent Rail and Bus Transport links
- Close to Elizabeth, Jubilee, Overground, DLR and Central Line

Interested?

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# 1st and 2nd floor, 39A Broadway, Stratford, London, E15 4BQ

## Summary

Available Size	734 sq ft
Rent	£27,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D (88)

## Description

The subject premises is a landmark building situated on the Broadway in Stratford Town Centre. The property provides mainly open plan office with shared kitchen and 2 WC's on the second floor with a main reception and consulting rooms on the first floor. There is also a small storage space beneath the main staircase. To access the unit, there is a main entrance on the ground floor which is completely separate from the ground floor shop. A tenant will have the option to install a sign above the entrance. The offices have been refurbished to include power, lighting and electric heating throughout including hot water supply.

## Location

The subject property is situated on Stratford Broadway opposite the entrance to Stratford Mall less than 1 minute walk away. Within 3 minutes is the bus terminal and rail station (Central Line, Jubilee Line, DLR and British Rail links, plus the crossrail in late 2018). Stratford is undergoing major changes. In addition to this, the area has seen increased focus from occupiers and investors due to the successful 2012 Olympic bid and development of Westfield shopping centre. The Broadway also has a variety of mixed commercial entities including offices, restaurants and closeby is the Town Hall and Stratford Cultural Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Office	370	34.37	Available
2nd - Second Floor Office	364	33.82	Available
<b>Total</b>	<b>734</b>	<b>68.19</b>	

## Lease

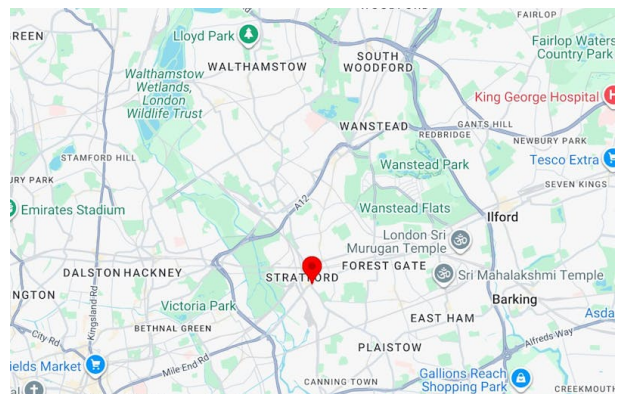
A New Full Repairing and Insuring lease available for a term to be agreed.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment through the landlord's sole agents.



## Viewing & Further Information

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