



Plashet Road Nursery, Upton Centre, London, E13 OQB

New build property, purpose built for a nursery, benefiting from open plan floor area and a private garden.

- 3,907 sqft of workable floor space
- Located in a desirable part of E13
- Ground floor purpose built nursery
- Benefit from private garden and storage

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Summary

Available Size	3,907 sq ft
Rent	£80,000 per annum
Business Rates	It is recommended that the ingoing tenant make enquiries with the local rating authority.
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Nusery space	3,907	362.97	Available

Description

Not including the private garden, Plashet Road Nursery comprises 3,907sqft, the property was previously the Upton Centre, however as part of the new development on Plashet Road, it has been repurposed as a nursery. The property is currently in shell and core condition with services capped off, this allows the prospective tenant to come into the property and make their own mark on the premises by choosing an internal fitout appropriate for their business and branding.

Location

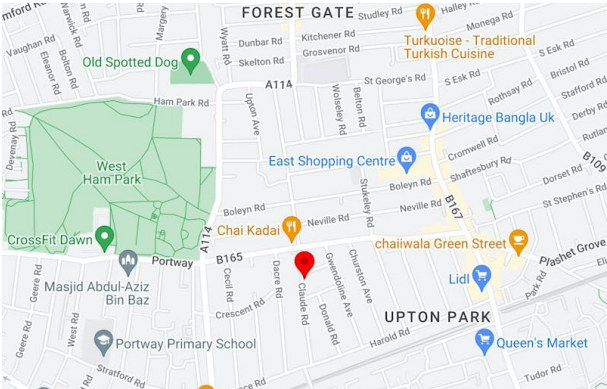
The property is located where Bishops Avenue meets Plashet Road, which is in close proximity to a number of residential neighbourhoods and commercial parades. This creates a desirable mix of families and professionals in the local area who have a requirement for day nurseries. The property is a 15 minute walk to Plaistow & Upton Park Underground Stations, which both provide services on the District Line, plus the Hammersmith and City Line. There are also a number of bus routes that pass through Plashet Road, providing public transport to various parts of east London.

Lease

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

Legal costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent +VAT and are payable upon completion. Legal fees expected to be £1,804 plus £929 for a rent deposit deed. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation.



Viewing & Further Information

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