



2 Woodman Parade, Woodman Street, London, E16 2LL

Mid terrace retail unit situated within local retail parade, suitable for a variety of uses within Class E

- 268sqft of retail space available on a new lease
- Situated in the heart of a local parade, benefitting from a strong local catchment
- Ingoing tenant may be eligible for small business rates relief
- Attractive rent for new and expanding businesses

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	268 sq ft
Rent	£8,000 per annum
Rates Payable	£1,996 per annum The property may be eligible for small business rates relief, it is recommended that the incoming tenant enquire with the local rating authority.
Rateable Value	£4,000
EPC Rating	E (106)

Description

2 Woodman Parade is a moderately sized property, making it ideal for new and expanding businesses that want minimal overheads. Additionally, the property's straightforward layout ensures easy movement within the space, which is essential for both staff efficiency and customer accessibility.

Location

2 Woodman Parade is nestled in the centre of a local parade, surrounded by a mix of established businesses, eateries, and retail stores. The property is in close proximity to key transport links, including the Docklands Light Railway (DLR) and major bus routes, ensuring ease of commute for both staff and customers. This property represents a fantastic opportunity for businesses looking to establish or expand their presence in East London.

Accommodation

The accommodation comprises the following areas:

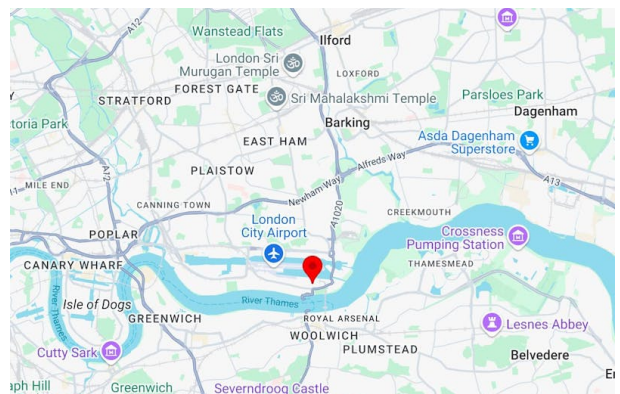
Name	sq ft	sq m
Ground - Commercial space	268	24.90

Terms

A new lease excluded from the Landlord and Tenant Act, available on full repairing and insuring terms.

Legal Costs

The incoming tenant is to pay the Council's agency fees prior to completion of £2,500 +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 £929 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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