

**UNEXPECTEDLY
RE-AVAILABLE**

**SUITABLE FOR
OFFICE, MEDICAL,
RETAIL OR
TUITION USES
(S.T.P)**

**DOUBLE FRONTED
GROUND FLOOR
PREMISES IN A
HIGHLY VISIBLE
POSITION**

TO LET/FOR SALE

**UNIT 2
253 HIGH STREET
STRATFORD
E15 2LS**

**1,342 sq.ft.
(124.7 sq.m.)**



Location

Located in the heart of Stratford on the east side of High Street within the London Borough of Newham a short walk from Westfield Stratford City. The property is located approximately 5 miles north east of Central London, 2 miles north of Docklands and 2 miles south of Leytonstone.

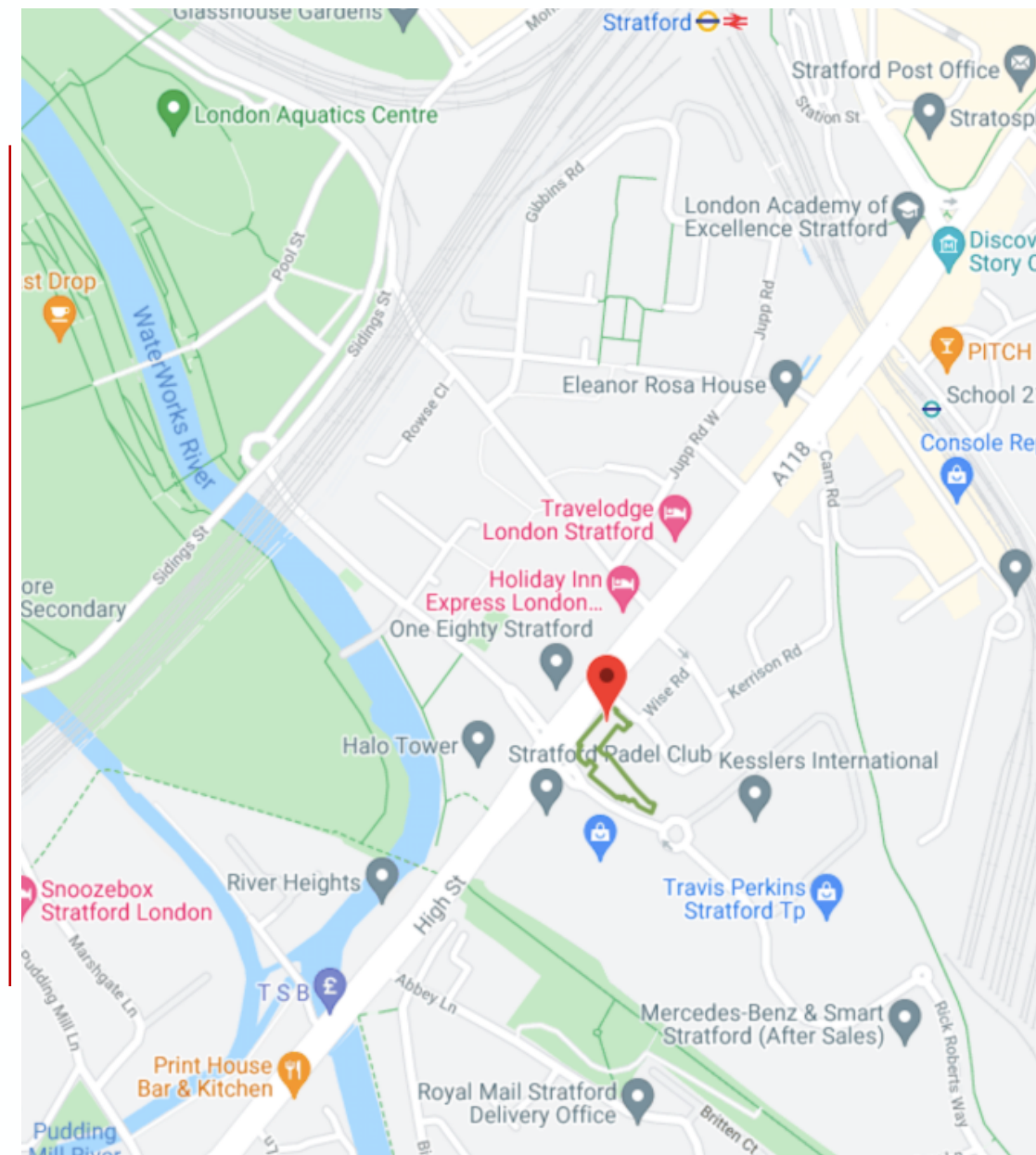
The subject property is a short walk from Stratford High Street (DLR), Stratford & Stratford International stations (Overground, Central Line, Jubilee and DLR) proving quick and convenient links to the City, London City Airport, Eurostar and the West End.

When Crossrail opens Bond Street will be reached in 15 minutes and Heathrow in 45 minutes.

Furthermore, the High Street is served by the following bus routes:

- 25 – Ilford to St Pauls
- 108 – Stratford Int'l to Lewisham
- 276 – Newham University Hospital to Stoke Newington Common
- 425 – Ilford to Clapton
- D8 – Stratford to Isle of Dogs
- N8 – Hainault to Oxford Circus (Night service)
- N25 – Hainault to Oxford Circus (Night service)

NB. Travel information provided by TfL



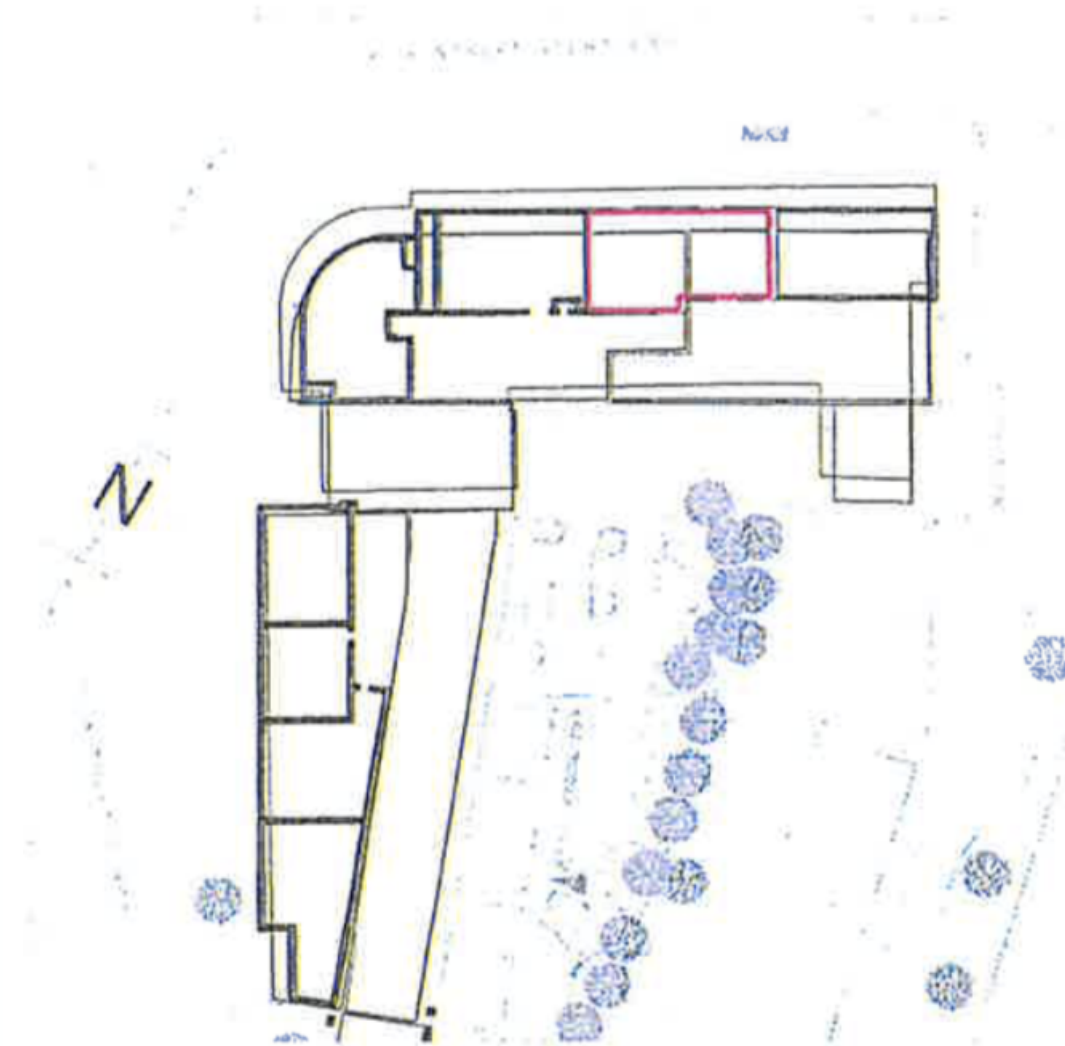
Accommodation

Available accommodation comprises of a ground floor commercial unit most recently used under previous A2 financial services use.

The unit is essentially open plan together with 2x private offices, kitchenette, 2x WC's including disabled WC and is generally in excellent decorative order having recently been redecorated and having an approximate floor area of 1,342 sq.ft. (124.67 sq.m.).

Amenities

- * Superb location with excellent transport links
- * Fully double glazed 37' frontage
- * Suspended ceiling with inset lighting
- * Air conditioning (not tested)
- * 1x secure car parking space
- * Kitchen
- * Disabled WC
- * Laminate flooring throughout



SITE PLAN (Blocks A & B) 1:1000 @ A3

Terms

Tenure

Leasehold.

Lease

A new lease is being offered for a term to be agreed subject to periodic rent reviews where necessary.

Consideration would be given to a sale of our clients 999 year lease commencing 15 February 2012.

Rent/Price

£37,000 pax. Rent to be paid on the usual quarter days.
OIEO £450,000 for the long leasehold interest.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

To be advised.

Service charge

Approximately £1,210 for the current year.

Use

We understand the premises benefit from class E (c) use. Interested parties are advised to make their own enquiries in this regard.

EPC

An EPC will be available shortly.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and/or individuals before accepting an offer for any property.

Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant/Purchaser

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via sole agents:

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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