



## 80-92 High Street, London, E15 2NE

---

Modern high street office premises with prominent frontage in central Stratford Close to Stratford Station & Westfield Shopping Centre

- Prime High Street Location in the Heart of Stratford
- Modern Office Space Ready For Immediate Occupation
- Excellent Transport Links and Connectivity

Interested?  
Request more information.

020 8221 9610  
[dobbinandsullivan.com](http://dobbinandsullivan.com)

## Summary

<b>Available Size</b>	1,799 sq ft
<b>Rent</b>	£54,000 per annum
<b>Rates Payable</b>	£22,330.25 per annum These are the estimated costs based on the combination of ground and first floor assessments.
<b>Rateable Value</b>	£44,750
<b>Service Charge</b>	£4,983.17 per annum This is based on the 24/25 budget and may be subject to change
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

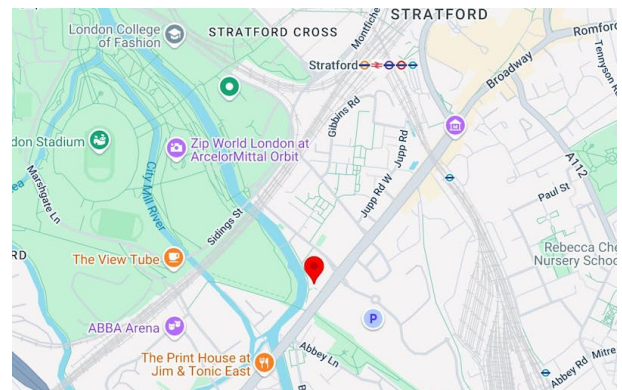


## Description

The property offers a versatile ground and first floor commercial space within a modern mixed-use building. The premises benefit from a full-height glazed frontage, excellent visibility to passing traffic, a modern office layout and in excellent condition. The unit is suitable for a range of uses within E class use, making it ideal for professional services, medical or charitable organisations seeking quality office accommodation in a convenient location. Additional features include air conditioning, LED lighting, secure entry, and access to facilities such as WC's and lift access. The property is well suited for

## Location

The property occupies a prominent position on Stratford High Street (A118), a short walk from Stratford Station (National Rail, London Overground, Underground and DLR services) and Westfield Stratford City. The surrounding area has seen significant regeneration and continues to attract new residential, commercial and leisure developments, benefiting from excellent connectivity and high footfall.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor area	974	90.49	Available
1st - First floor area	825	76.65	Available
<b>Total</b>	<b>1,799</b>	<b>167.14</b>	

## Terms

We are offering a new FRI lease for a term to be agreed. Each party to bear their own legal costs in this transaction with the ingoing tenant to provide an undertaking for abortive costs should they withdraw from the transaction.

## Viewing & Further Information

**Nick Robinson MRICS**  
020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

**Latif Acisu**  
020 8221 9614 | 07487216389  
latif.acisu@dobbinandsullivan.com

**More properties @ dobbinandsullivan.com**