

## 52 Leytonstone Road, London, E15 1SQ

Newly refurbished office situated in the heart of Newham

- Suitable for a variety of uses within E Class (subject to approval)
- Property available with vacant possession
- Excellent leisure and travel amenities nearby including the Elizabeth line
- Kitchen Facilities included

Interested?

Request more information.

020 8221 9610

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# 52 Leytonstone Road, London, E15 1SQ

## Summary

Available Size	41.18 sq m
Rent	£25,000 per annum
Rates Payable	£5,523.75 per annum 1 April 2023 to present
Rateable Value	£11,250
EPC Rating	B (47)

## Description

Located on the busy Leytonstone Road, this commercial unit has been recently refurbished to a high standard and is presented in excellent condition throughout. The space includes a bright modern office interior, including air conditioning, wall mounted radiators and spotlights. There is a partition to split the main open plan office and a newly fitted kitchen area. It is suitable for a range of business uses. Its clean, modern finish and practical layout make it an ideal choice for startups, creatives, or service-based businesses looking for a ready-to-use premises in a sought after location of East London.

## Location

Situated on Leytonstone Road in the heart of Stratford, E15, this property benefits from excellent connectivity and strong local footfall. Stratford Station is within walking distance, offering access to the Underground (Central and Jubilee lines), DLR, Overground, and National Rail services. Westfield Stratford City, along with a wide range of shops, restaurants, and amenities, is also nearby.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	443.26	41.18	Available
<b>Total</b>	<b>443.26</b>	<b>41.18</b>	

## Legal Costs

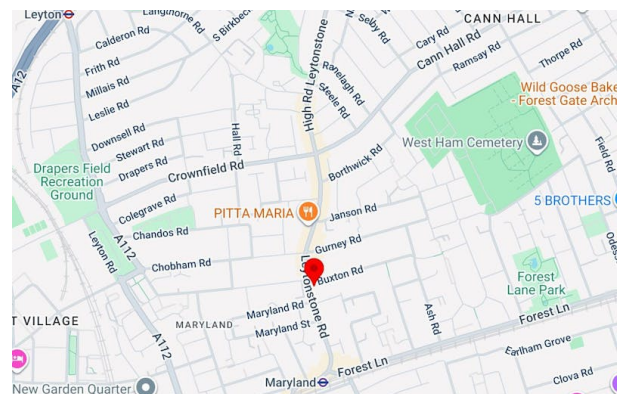
Each party to bear their own legal costs in the transaction with the incoming tenant required to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.

## Lease

A new FRI lease directly from the landlord will be available for a term to be agreed.

## Viewings

Strictly by appointment via Dobbin and Sullivan - Sole Agents



## Viewing & Further Information

**Ajay Tohani MSc MRICS**

020 8221 9618

[ajay.tohani@dobbinandsullivan.com](mailto:ajay.tohani@dobbinandsullivan.com)

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