



Unit 32, Stratford Workshops, London, E15 2SP

1569 sqft Light Industrial/office Unit situated within Prime Location in Stratford

- Well Connected Location - Minutes from A12 & A406
- Excellent Ceiling Height
- Spacious Industrial Unit with Roller Shutter Access
- Versatile Layout Ideal for Makers, Light Industry, or Storage

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Summary

Available Size	1,569 sq ft
Rent	£70,605 per annum
Business Rates	Business rates is included within the rent
Service Charge	Service charge is included within the rent
VAT	Applicable
EPC Rating	Upon enquiry

Description

This industrial unit of approximately 1,569 sq ft offers a versatile open-plan layout with a roller shutter door and a dedicated office area within the demise. Set within a characterful historic factory building, the space is well-suited for a variety of occupiers, including creative industries, light industrial operations, workshops, or flexible office users seeking adaptable accommodation. Service charge and business rates are included within the quoted rent, ensuring simple and transparent occupation costs. Tenants benefit from access to communal toilet facilities within the building, with the potential to install a private toilet, subject to the Landlord's consent. This unit provides an excellent opportunity for businesses seeking practical, flexible, and cost-effective space in a distinctive and well-maintained setting.

Location

The property occupies a prominent position just off 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:

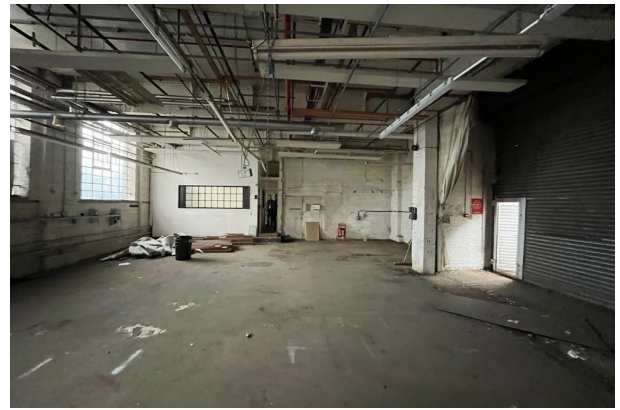
Name	sq ft	sq m	Availability
Ground	1,569	145.76	Available
Total	1,569	145.76	

Term

Landlord to grant a new lease to the incoming tenants.

Legal cost

Each party to bear their own legal costs.



Viewing & Further Information

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