

TO LET - OFFICE/STORAGE FACILITY WITH SECURE YARD
R/O 41 PRINCE REGENT LANE, LONDON, E13 8RH
745 SQ.FT (69.21 M²)



Key Features

- Secure yard
- Dual access
- Electric roller shutters

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The property is situated at the junction of Prince Regent Lane and Belgrave Road mid-way between Barking Road (A124) & Newham Way (A13). Newham University Hospital and Newham Sixth Form College are within a short walking distance from the property. Transport links are provided by Plaistow underground station (District and Hammersmith & City lines).

Accommodation

Newly built office/storage unit with staff facilities, break-out area and secure yard with electric roller shutters. Dual access via both Belgrave Road and Isom Close. Approximate areas are as follows:

Office/stores	271 sq.ft (25.18 m ²)
Yard	474 sq.ft (44.04 m ²)
Total	745 sq.ft (69.21 m²)

Lease Terms

Annual license or Contracted Out lease for a term to be agreed.

Rent

£16,200 per annum exclusive of all outgoings.

Rates

To be assessed.

VAT

Not applicable.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Tenant to bear the Landlord's legal fees as well as their own.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.