

Commercial Unit - Forest Gate, E7

TO LET

297 Romford Road, Forest Gate, London, E7 9HA

Harston&Co

For more information call us on 020 3371 0061



Highlights

- 2 x commercial units forming part of a mixed-use development with frontage onto Sprowston Road
- Measuring approximately 1,506 square feet (140 square metres) and 785 square feet (73 square metres)
- Forest Gate station is 0.2 miles away providing direct access into central London on the new Elizabeth line (Crossrail)
- Available with a new lease and no premium
- Use Class E

Location

Located on Romford Road (A118) with frontage on Sprowston Road. Forest Gate station which is on the new Elizabeth line (Crossrail) is 0.2 miles away providing direct access into central London. Stratford station is 1.2 miles away which is served by the London Underground (Central & Jubilee line), London Overground, Docklands Light Railway and National Rail. The area is well served by local bus routes.

Please note all times and distances given are approximate only.

Description

The property forms part of mixed-use development that is currently under construction. The development provides commercial space at ground floor level and 5 self-contained apartments in the upper floors. There are 2 commercial units available. Unit 1 is 1,506 square feet (140 square metres) and unit 2 is 785 square feet (73 square metres). Measurements are provided on a Gross Internal Area basis. The units will be handed over in shell and core condition ready for tenant fit out. We understand they benefit from Use Class E and subject to appropriate consents being obtained the landlord is willing to consider alternative uses.

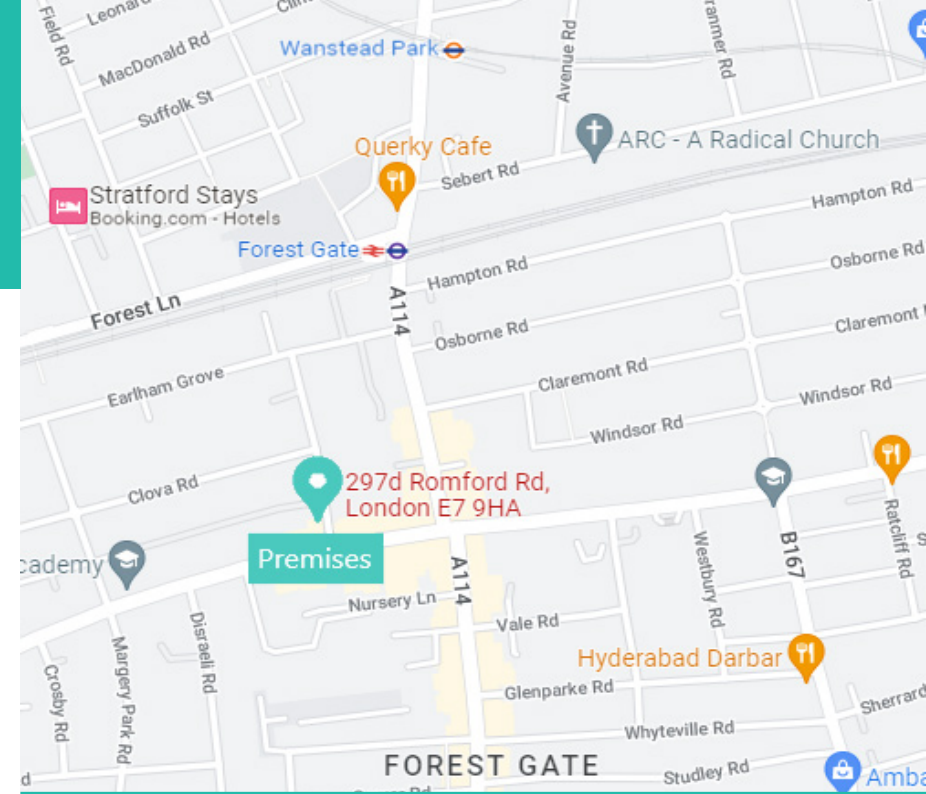
Please note that these sizes given are approximate only and are taken from the planning drawings provided. All interested parties are advised to rely on their own inspection and survey.

Business Rates

The property will need to be assessed. Interested parties are advised to make their own enquiries with the London Borough of Newham business rates department.

Terms

Both units are available with a new lease and no premium. Unit 1 will be £30,120 per annum and unit 2 will be £15,700 per annum. The rents equate to £20 per square foot. All negotiations are strictly subject to contract.



Rent: Unit 1: £30,120 per annum / Unit 2: £15,700 per annum

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