

## **Highlights**

- · Ground floor commercial unit on Leytonstone Road, E15 close to Maryland station
- Measuring approximately 266 square feet (24.69 square meters)
- Suitable for a range of uses (subject to appropriate consents)
- Available with a new lease and no premium
- EPC Rating TBC

### Location

The property is located on Leytonstone Road, E15 close to the junction with Gurney Road and Buxton Road. Maryland Station (National Rail) is 0.3 miles away and provides a regular train service into Liverpool Street (journey times of approximately 11 minutes) on the Elizabeth Line (Crossrail). Access to the Romford Road junction with the North Circular (A406) is 2.8 miles to the east and the A12 is 1.6 miles to the north. There are numerous bus routes that serve the area.

Please note all distances given are approximate only.

# Description

A ground-floor commercial unit most recently used an office. The property measures 266 square feet (24.69 square meters). It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from electric shutters, w/c, kitchenette, and air-conditioning (untested).

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

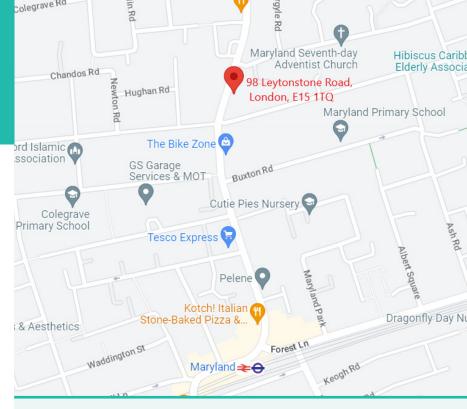
### **Business Rates**

2023 Ratable Value: £6,700 UBR (2022/23): 49.9p/£ Rates Payable: £3,343.30

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Newham business rates department.

### **Terms**

The property is available with a new lease at £12,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Price:

£12,000 per annum



- harstonandco.co.uk
- **\** 020 3371 0061
- info@harstonandco.co.uk
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