

Commercial Unit - London, E15

TO LET

**Acumen Construction Group Ltd**

98 Leytonstone Road  
London E15 1TQ  
Tel: 0208 555 3333  
info@acumengrp.co.uk  
www.acumengrp.co.uk



98 Leytonstone Road, London,  
E15 1TQ

**Harston&Co**

For more information call us  
on 020 3371 0061





### 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 as 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

# Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)

[in](#) [t](#) [@](#) [a](#)

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.