



## 213 LEYTONSTONE ROAD LONDON, E15 1LN

£20,000 PER ANNUM  
OFFICE TO LET

- First floor office unit providing approximately 915 square feet (85 square metres)
- Located on Leytonstone Road, E15, 0.4 miles from Maryland station
- Recently refurbished and fitted out to a high standard
- Available with a new lease and no premium
- EPC Rating - C

Harston & Co

### Location

The property is located in a well-connected area on Leytonstone Road, E15, at the junction with Wingfield Road. Maryland Station (National Rail) is 0.4 miles away and provides a regular train service into Liverpool Street (journey times of approximately 11 minutes) on the Elizabeth Line (Crossrail). Access to 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

First floor office space that has been recently fitted out to a high standard. The space available is 915 square feet (85 square metres) on a gross internal area basis. The property has a kitchenette, w/c, air-conditioning, and a video entry system.

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

All interested parties are advised to make enquiries with the London Borough of Newham business rates department.

### Terms

The property is available with a new FRI lease at £20,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

### Viewings

Viewings are strictly by appointment through Harston&Co.



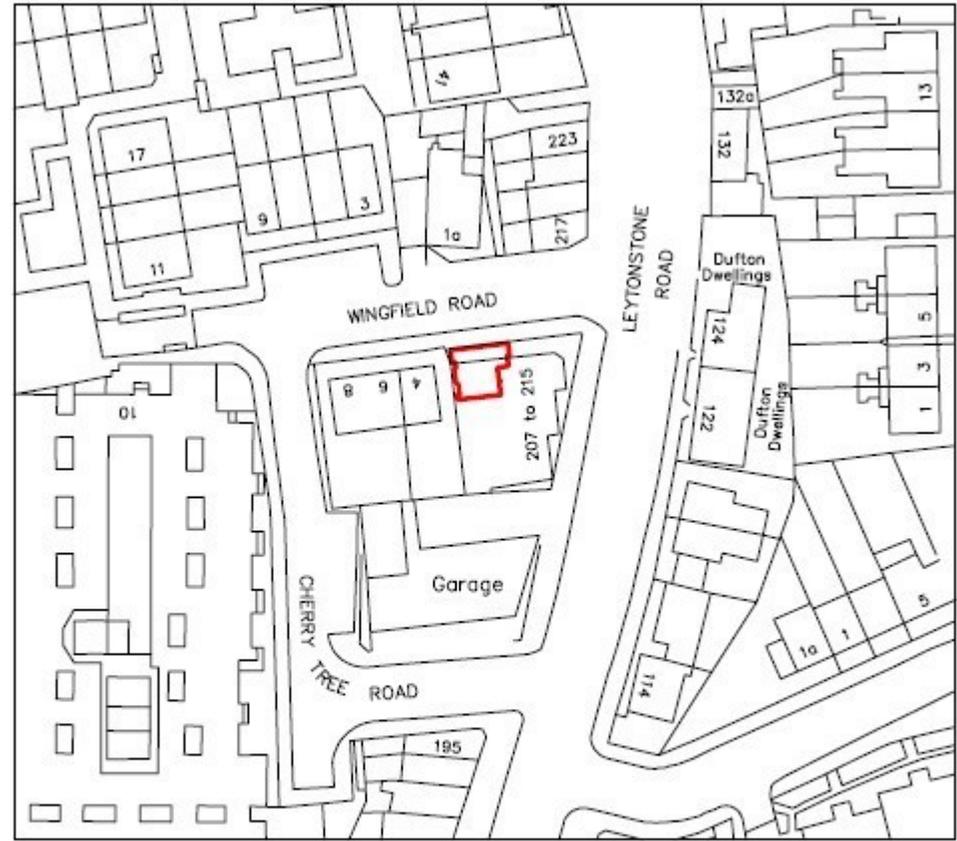
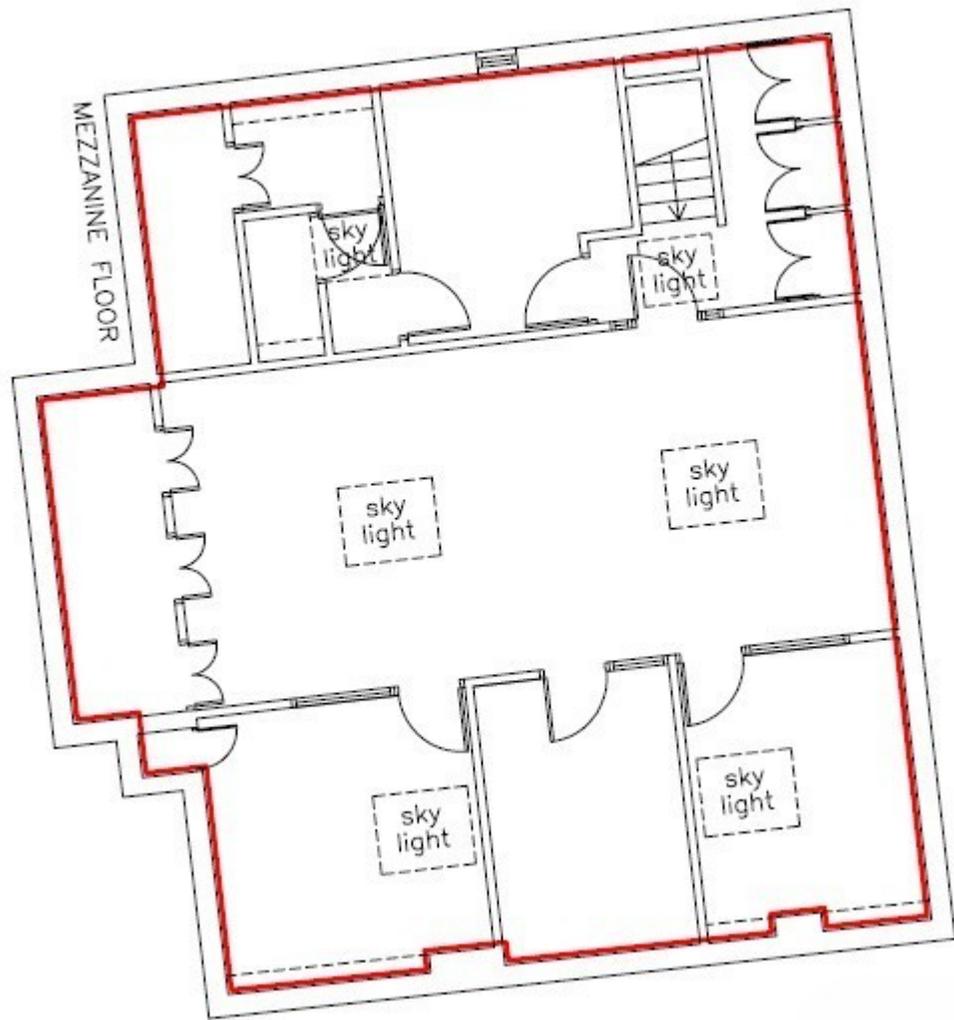
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LOCATION PLAN  
SCALE 1:1250