

TO LET - SELF-CONTAINED OFFICES

FIRST AND SECOND FLOORS, 732 HIGH ROAD LEYTONSTONE,
LONDON, E11 3AJ
874 SQ.FT (81.20 M²)



Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

The premises occupies a prominent corner location on the Northern End of High Road Leytonstone (A1060), opposite McDonalds and close to Greenman Roundabout which provides a direct link onto the A12 towards the City and Central London. The road boasts many of the leading High Street retailers towards the North end to include Matalan, Tesco Extra, Poundland and Barclays Bank. Leytonstone underground station is walking distance from the property providing direct access to Liverpool Street Station in under 15 minutes.

Accommodation

Self-contained offices arranged over first and second floor levels accessible via the rear of the building on Greystone Path. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Total	874 sq.ft (81.20 m ²)
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Lease Terms

The premises is available by way of a new lease directly with the Landlord for a term to be agreed.

Rent

£16,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	To be re-assessed.
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VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

D	98	This is how energy efficient this building is
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Legal Costs

The incoming Tenant to pay for the Landlord's reasonable legal expenses.



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