



## 14 Thornham Grove, London, E15 1DN

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A large warehouse space with external yard and parking provisions close to Stratford Town Centre and the City of London.

- Large yard space suitable for external storage
- Private parking with the property
- In close proximity to the A12
- Functional roller shutter exceeding 4.5m in height

# 14 Thornham Grove, London, E15 1DN

## Summary

Available Size	3,732 sq ft
Rent	£75,000 per annum
Rates Payable	£15,219.50 per annum
Rateable Value	£30,500
EPC Rating	Upon Enquiry

## Description

The estate is made up of self-contained units all of which are along Thornham Grove, the properties are owned and managed by London Borough of Newham. Unit 14 has a large yard space and onsite parking making it practical for staff, deliveries and storage. The property has a maximum eaves height of 6.3m and a minimum of 5.2m, additionally the property has recently undergone improvements from the previous tenant. There are offices situated on the 1st floor mezzanine and toilets within the premises. The unit offers a rare opportunity to acquire substantial industrial space within Stratford.

## Location

The industrial estate is prominently situated in Thornham Grove which is accessed from Leyton Road, just to the north of Stratford Town Centre. The substantial construction sites of the Olympic Zone and Westfield (Stratford City) are nearby, as are the comprehensive transport facilities provided by Stratford Station (Central Line, Jubilee Line, Elizabeth Line, DLR and Overground train services).

## Accommodation

The accommodation comprises the following areas:

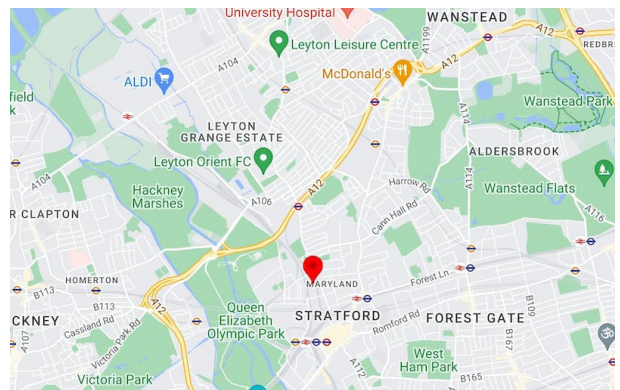
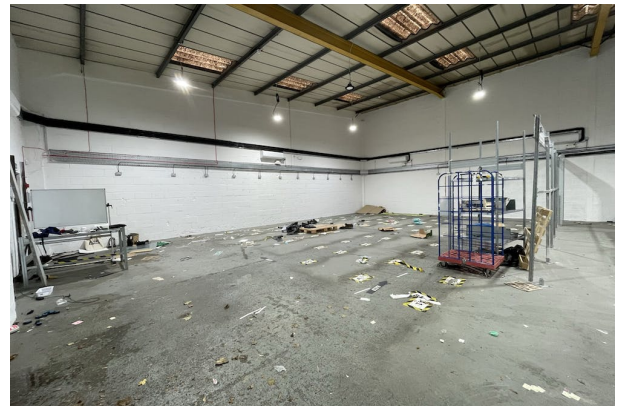
Name	sq ft	sq m
Ground - Industrial floorspace	3,250	301.93
Mezzanine - Office space	482	44.78
<b>Total</b>	<b>3,732</b>	<b>346.71</b>

## Lease Terms

A new full repairing and insuring lease directly from the landlord for a negotiable term.

## Legal Costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent +VAT and are payable upon completion. Legal fees expected to be £1,804 plus £929 for a rent deposit deed. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation.



## Viewing & Further Information

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