



14C High Street, London, E15 2PP

Prominent Stratford E-class unit with full-height frontage, open-plan layout, kitchenette and excellent natural light throughout.

- Excellent Stratford High Street location
- 1,047 sq ft E class commercial unit suitable for office use
- Open-plan accommodation with excellent natural light
- Modern fitout and ready for immediate occupation

Interested?
Request more information.

020 8221 9610
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Summary

Available Size	1,047 sq ft
Rent	£26,000 per annum
Rates Payable	£12,475 per annum We recommend ingoing tenants make further enquiries to the local authority
Rateable Value	£25,000
Service Charge	£1,025 per annum This is based on 2025 accounts and maybe subject to annual changes.
EPC Rating	C (61)

Description

The property comprises a ground and first floor commercial unit forming part of a modern mixed-use development. The space offers predominantly open-plan accommodation, finished to a good standard with laminate flooring, suspended ceilings incorporating recessed lighting and comfort cooling. The unit benefits from a full-height glazed frontage with excellent prominence onto High Street. Internally, the layout is flexible and can be adapted to suit a variety of occupiers. Additional features include a fitted kitchenette area, WC facilities and ancillary storage space. The unit would be suitable for a range of uses within Class E, including office, retail, medical or leisure operators (subject to necessary consents).

Location

The property is prominently positioned on High Street, Stratford, within a well-established mixed-use development. Stratford is one of East London's commercial and residential hubs, benefiting from exceptional connectivity including Stratford Underground Station (Central and Jubilee lines), DLR services, Overground and National Rail links, as well as the Elizabeth Line. The area has seen significant regeneration in recent years, driven by Westfield Stratford City and the Queen Elizabeth Olympic Park, providing a wide range of amenities. The property is well served by bus routes and offers access to the A11, A12 and A406.

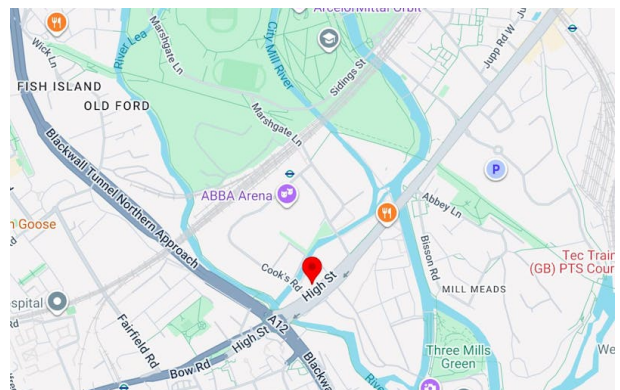
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	257	23.88
First floor area	790	73.39

Legal Costs

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking towards abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

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