



545 Green Street, London, E13 9GU

Large commercial unit to let in Heart of East London

- 6,017 sqft of Ground Floor Commercial Space
- Short walk to Upton Park Station with direct access to Central London
- Located in the heart of a new residential development
- Suitable for a variety of uses (Subject to Landlords Consent)

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

545 Green Street, London, E13 9GU

Summary

Available Size	6,017 sq ft
Rent	£115,000 per annum
Business Rates	The property will be assessed once it becomes occupied. The tenant to carry out further research as required
Service Charge	TBC
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The property comprises a substantial ground floor commercial unit extending to approximately 6,017 sq ft (558.9 sq m), offered in shell and core condition, providing an incoming occupier with a blank canvas to deliver a bespoke fit-out tailored to their operational requirements. The accommodation is arranged across two principal areas, linked by a wide internal corridor that allows for efficient circulation and flexible configuration. The layout readily lends itself to subdivision or a variety of trading formats, subject to occupier requirements. The unit benefits from three separate access points, including two prominent entrances directly from Green Street and an additional entrance from the side elevation, enhancing visibility, customer flow and servicing flexibility. Most uses will be considered, subject to landlord approval and the necessary statutory consents.

Location

545 Green Street, E13 is situated in a well-established and vibrant part of London. The property forms part of the wider regeneration of the former Boleyn Ground site, which has been transformed into a modern residential-led neighborhood with improved public realm and local amenities.

Green Street is a busy and diverse high street, offering a wide range of independent retailers, supermarkets, cafés and restaurants. Upton Park Underground Station is within walking distance, providing access to the District and Hammersmith & City lines. The area also benefits from good road connections and proximity to Stratford and wider Newham.

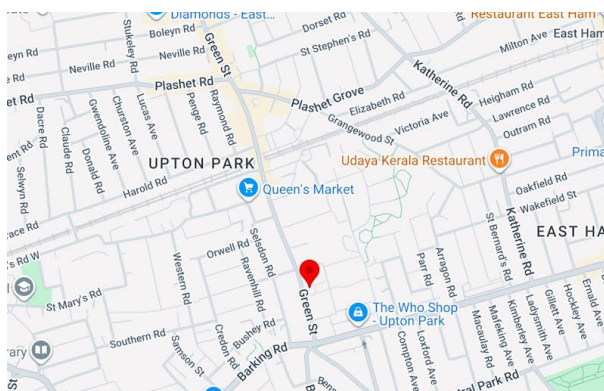
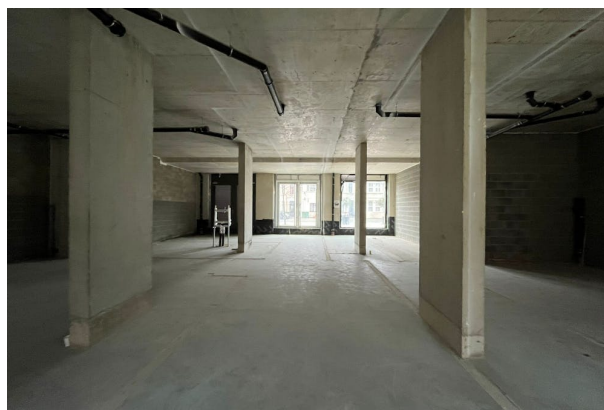
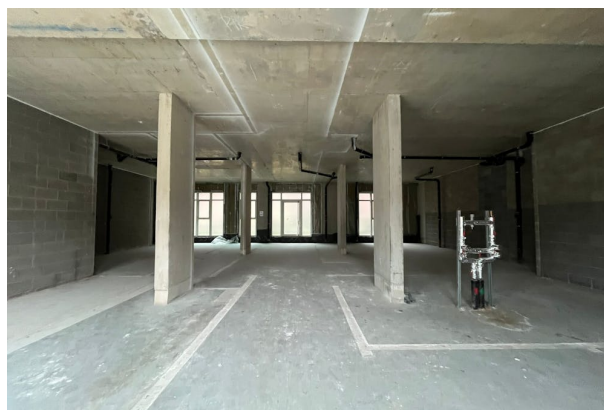
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,017	559	Available
Total	6,017	559	

Legal Fees & Terms

Each party to bare their own legal cost. New FRI lease to be agreed by the landlord



Viewing & Further Information

Latif Acisu

020 8221 9614 | 07487216389

latif.acisu@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978

nick.robinson@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 27/02/2026