



Unit 4 Capital Towers, 2-12 High Street, London, E15 2PW

Modern ground floor commercial unit within Stratford, suitable for a variety of uses within Class E, particularly office and retail.

- Benefits from electric roller shutter
- Good exposure to traffic from Bow flyover
- Has large windows to allow for natural light
- Attractive modern interior

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

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Summary

Available Size	657 sq ft
Rent	£18,000 per annum
Business Rates	The ingoing tenant is advised to make enquiries with the local authority.
EPC Rating	Upon enquiry

Description

Unit 4 has been finished to a modern and attractive standard with a glazed frontage ready for an occupiers bespoke fit out. It is provided with services such as electricity, water and drainage. The unit is located on the ground floor, the main sales area/ office space is open plan and benefits from laminate flooring, additionally there is separate office which could also be used for storage. The property also has a WC in situ which can be made available to staff and guests.

Location

The subject accommodation is situated in a prominent location on the north side of Stratford High Street(A118) lying close to the Bow Roundabout and its Junction with Cook's Road. Stratford's presence continues to be an important business hub in London with easy access to both Canary Wharf and the City. Stratford mall and Westfield shopping centre are less than 15 minutes walk away as is the bus terminal and rail station (Central line, DLR, Jubilee line, Elizabeth crossrail and National rail).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Commercial space	657	61.04	Available

Lease

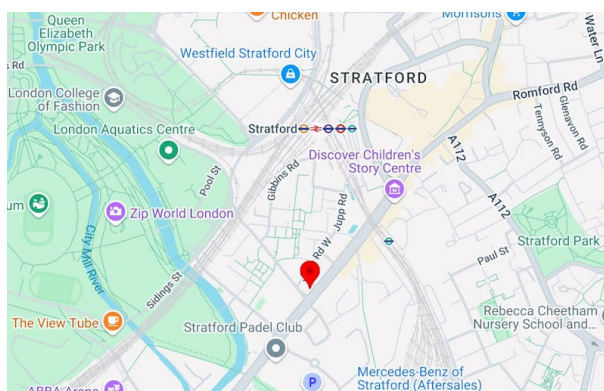
The property is available on a new FRI lease directly from the landlord.

Viewings

All parties viewing the premises will be accompanied by a member of Dobbin and Sullivan.

Legal Costs

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



Viewing & Further Information

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