

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**GROUND FLOOR OFFICE/SHOP WITH BASEMENT  
AND RETURN WINDOW FRONTAGE**

**TO LET**

**178 MAJOR ROAD  
STRATFORD  
E15 1DY**

**Ground floor - 483 sq.ft. (44.87 sq.m.)  
Basement - 447 sq.ft. (41.53 sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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## Location

The building is located in a secondary position overlooking the Manor Road/Crownfield Road, High Road Leyton and Temple Mills Lane junction benefiting from excellent connectivity and good local footfall. Both Stratford and Stratford International stations are within easy walking distance offering very easy access to the underground as well as the wider rail network. Westfield Stratford as well as a host of local amenities is also close by.

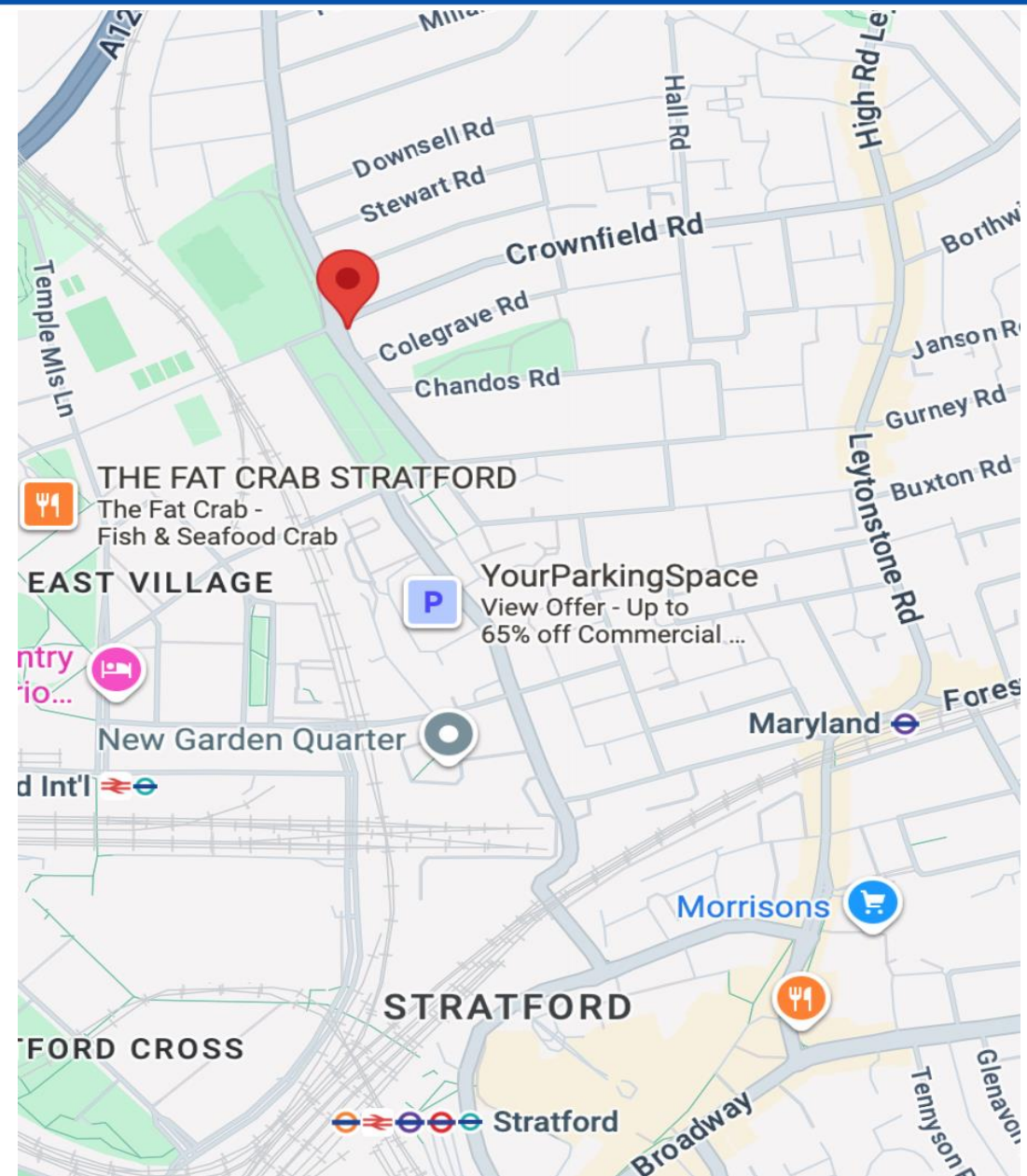
\* Information provided via TfL website.

## Accommodation

Available accommodation comprises of a self contained commercial lock up office/shop with basement offices within a small secondary mixed use parade. The unit is in good decorative order and benefits from fully glazed window frontage with return on to Crownfield Road, air conditioning, central heating, suspended ceiling with inset spotlights, wood strip flooring, single WC and an approximate floor area as follows:

	Sq.ft.	Sq.m
Ground floor	483	44.87
Basement (3 rooms)	447	41.53
<b>Total</b>	<b>930</b>	<b>86.40</b>

\* Floor areas taken from VO



## Terms

### Tenure

The unit is available by way of new lease directly from the Freeholder for a term of years to be agreed and subject to periodic rent reviews where necessary.

### Rent

£22,000 per annum exclusive of all other outgoings. Rent to be paid quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Service charge

To be advised.

### Business rates

Interested parties will be advised to make their own enquiries in this regard.

### Utilities

To be advised.

### Legal costs

The ingoing Tenant to be responsible for the Landlords reasonable legal fees.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

### Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

### Administrative fee

Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

### EPC

To follow.

### Viewing

Strictly by prior appointment via sole agents as above.