



## Stratford Workshops, Burford Road, London, E15 2SP

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Newly refurbished office and light industrial creative space  
available within the heart of Stratford.

- Variety of office space and creative space on upper floors.
- Communal kitchens on each floor for additional convenience.
- Newly refurbished space with break out spaces.
- Variety of specifications to meet the needs of all users.

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## Summary

<b>Available Size</b>	153 to 478 sq ft
<b>Business Rates</b>	Business rates are included within the monthly rent.
<b>Service Charge</b>	Service charge is inclusive of the rent, the only separate cost for the tenant is the electricity usage.
<b>EPC Rating</b>	E (119)

## Description

Stratford Workshops is a multi-let property with a variety of users ranging from light industrial through to creative users and office space. The building is run by General People who have recently refurbished the whole premises, to create a fresh and enjoyable working environment. The variety of space accommodates numerous businesses, ranging from small office spaces that require 4 desks to large units that can be adapted to individual needs. The property has a number of break out spaces for relaxing, socialising and networking with other local businesses within the vicinity.

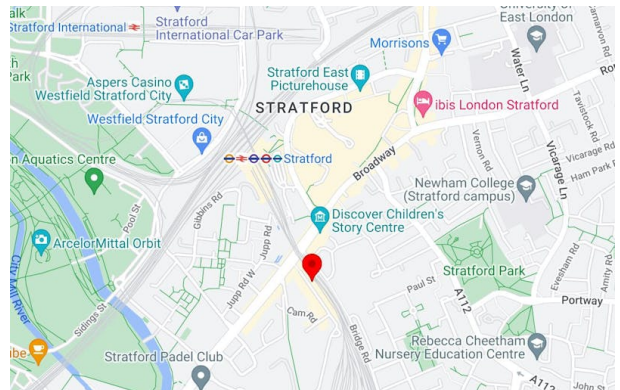
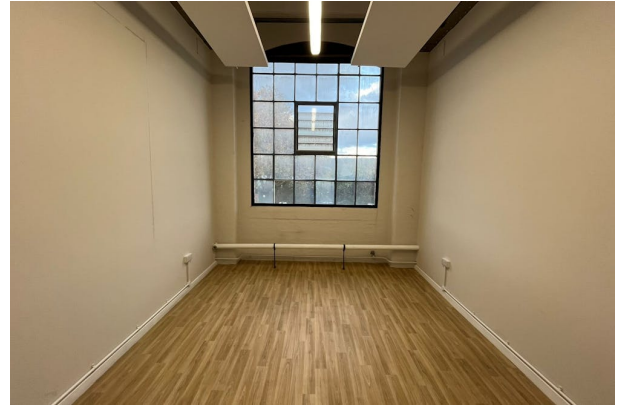
## Location

The property is located on Burford Road, situated just off Stratford High Street, making it a short walk from the transport hubs of Stratford Station, Stratford International and DLR stations with fast access to the City, Canary Wharf and London City Airport. Westfield Shopping Centre is an 8-minute walk away and offers a great selection of restaurants, bars and shops.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 240	153	14.21	£9,180 /annum	Available
Unit - 115	194	18.02	£11,640 /annum	Available
Unit - 232	195	18.12	£7,800 /annum	Available
Unit - 214	195	18.12	£11,700 /annum	Available
Unit - 353	209	19.42	£15,300 /annum	Available
Unit - 339	211	19.60	£9,492 /annum	Coming Soon
Unit - 104a	213	19.79	£10,656 /annum	Available
Unit - 158	266	24.71	£11,976 /annum	Available
Unit - 328	288	26.76	£12,960 /annum	Available
Unit - 236	307	28.52	£18,420 /annum	Available
Unit - 347	312	28.99	£18,700 /annum	Available
Unit - 102	322	29.91	£14,496 /annum	Available
Unit - 354	336	31.22	£13,440 /annum	Available
Unit - 221	376	34.93	£22,560 /annum	Available
Unit - 314	414	38.46	£18,636 /annum	Available
Unit - 335	434	40.32	£19,536 /annum	Available
Unit - 341	478	44.41	£21,516 /annum	Available



## Viewing & Further Information

**Nick Robinson MRICS**

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Name	sq ft	sq m	Rent	Availability
<b>Total</b>	<b>4,903</b>	<b>455.51</b>		

## Viewings

Please contact Dobbin and Sullivan to arrange a viewing at the property.

## Terms

Flexible licenses available, subject to negotiation, 2 month deposit required.

All cost are excluding VAT and Electricity bills

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

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