

**Unit 2 Legacy Wharf, 6 Cooks Road,
London, E15**



Modern Office/Retail premises to let – 2,691 Sq.Ft.

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Location

The premises are strategically situated to the southwest of Stratford town centre, on the eastern side of Cooks Road, just three miles from Canary Wharf and a mere six miles from central London.

The property is located on the ground floor of the first of three residential developments that will form part of the Legacy Wharf site. There is a large population of residents already in the area, with a number of other schemes also in the vicinity, meaning a large catchment of potential customers.

Amenities

Legacy Wharf offers an excellent office opportunity in a location well serviced by a diverse range of amenities. The Olympic Park, just north of the site, features both 2km and 5km running routes, showcasing the Olympic Rings, the Paralympic Agitos as well as many other landmarks. Also nearby is Victoria Park, which hosts a variety of events and festivals throughout the year.

In addition, Westfield Stratford, c. 15 minute walk away from the site, further enhances the attractiveness of the area by providing local occupants with an abundant array of popular retailers, restaurateurs, fitness facilities and entertainment venues.

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Transport

In terms of the property's connectivity, Pudding Mill Lane station is within a 6-minute walk and via the DLR provides access to Stratford in 2 minutes and Canary Wharf in 15 minutes. Stratford underground station is a c.15-minute walk from the site, and provides access to the Central, Jubilee, DLR, TFL Rail and London Overground Lines.

Accommodation

The premises are arranged over the ground floor only comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
Ground Floor	2,691	250
Total	2,691	250

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Rent

Upon application.

Use

Class E.

Rates

The rateable value of the premises is £48,000 from 1 April 2023. Interested parties are advised to make their own enquires with Newham Council.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

Certificate available on request.

Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

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