

The Broadcast Centre, Here East, London E15 2GW

Very High Quality Fully Fitted Second Floor Office

To Let (13,459 sq ft)



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Highlights

- High quality fully fitted office
- Very high quality fit-out including a Boardroom, Meeting Rooms, open desking and full furniture.
- High Ceilings & Great Levels of Natural Light
- Manned Reception Entrance
- Car Parking available
- Secure Bike Storage & Shower Facilities
- EPC B and BREEAM 'Excellent'



Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Not to Scale - For Identification Purposes Only. - February 2320

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Location

Here East is based on the London 2012 Olympic Games Park the building boasts a canal side location and plenty of green areas. As a result of being on the Olympic Park the area is host to a number of local and independent shops, bars and restaurants in the immediate area.

The building also benefits from having a dedicated free shuttle bus to Stratford Station. The station is a 15 minute journey by foot.

With the Elizabeth Line now open journeys into central London now take a fraction of the time. Bond Street is 18 minutes, Liverpool Street 8 minutes and Canary Wharf 9 minutes.

Lease

The premises are available by way of a sub-lease or assignment:

Second Floor	
Lease Expiry	September 2031
Break	September 2026

Occupational Costs

Rent: £45.50 per sq ft
Service Charge: on application
Business Rates: on application

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Second	Office	13,459	1,285.85

*All areas are approximate and measured on a NIA basis.

Description

Here East is a modern building with a unique brand new tenant fit-out across the second floor. The fit out provides for

- Reception & welcome area
- A large town hall and kitchen area
- 6 private offices
- 2 private phone booths
- 1 sixteen person boardroom
- 1 two person meeting room
- 1 three person meeting room
- 1 four person meeting room
- 3 six person meeting room
- 1 eight person meeting room
- IT store room & comms room
- Wellness room
- Breakout and touchdown spaces
- 80 dedicated desks

VAT

The building has been elected for VAT

Viewing

Strictly by appointment.

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Internal Photos



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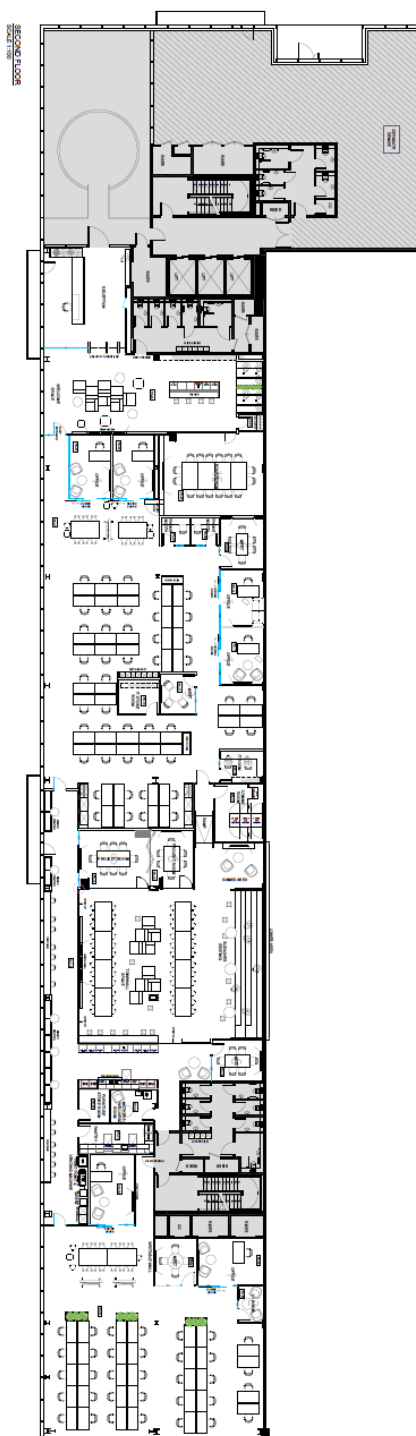
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Floorplan



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