



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

FROM £120 PER WEEK

- Serviced offices
- Less than 0.3 miles from Leytonstone Tube Station
- 24 hour access
- Flexible terms

FOREST HOUSE BUSINESS CENTRE, 8 GAINSBOROUGH ROAD, LEYTONSTONE, LONDON, E11 1HT



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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Location

Situated on Gainsborough Road in Leytonstone, which leads into the High Road, the main shopping area in Leytonstone, comprising a number of restaurants, offices, independent traders and multiple operators such as Tesco, McDonald's, JD Wetherspoon and Matalan. Leytonstone Tube Station is on the Central Line and provides access to Central London and the West End. The area is also served by local buses.

Description

Comprising serviced suites within a character serviced office building. Currently the following offices are available to let:

Suite 1a: 300 sq ft (27.8 sq m) - AVAILABLE £295 Per week

Suite 3: 70 sq ft (6.5 Sq m) - AVAILABLE FOR £120 Per week

Suite 5a: 200 sq ft (18.5 sq m) - AVAILABLE £195 Per week

Suite 9: 190 sq ft (17.6 sq m) - AVAILABLE £245 Per week

Suite 12: 170 sq ft (15.8 sq m) - AVAILABLE FOR £195 Per week

Shared toilet and kitchen facilities available.

All measurements quoted are approximate only.

Terms

The premises are available on flexible licence agreements which include rent, business rates, heating, lighting, water and cleaning. The offices are accessible 24 hours per day, 7 days per week.

Licensees will be required to pay the licence fee monthly in advance.

Viewings

Strictly via agents Clarke Hillyer on 020 8501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.



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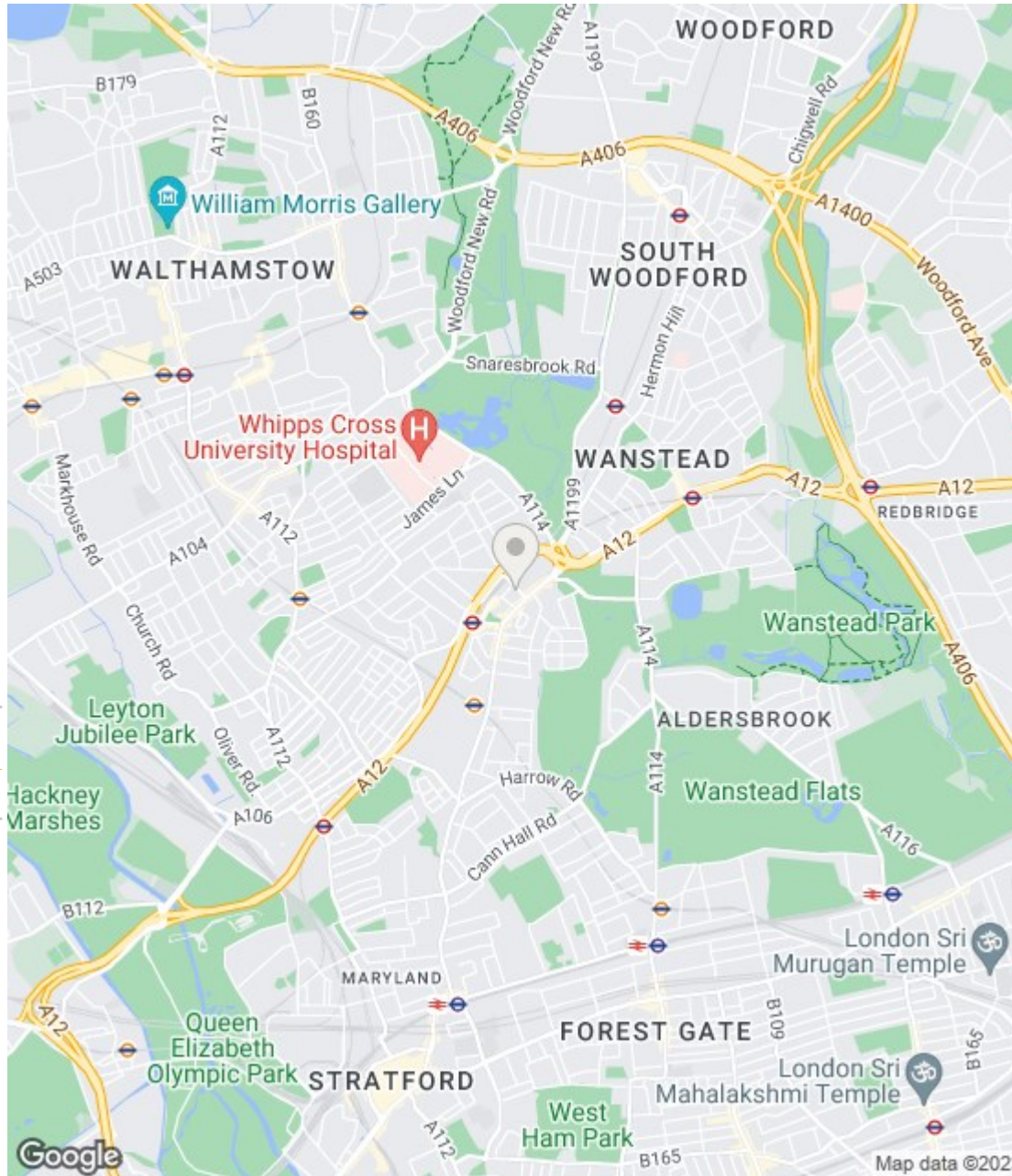
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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