



Ground & Lower Ground Floor

32 Gransden Avenue, London, E8 3QA

Ground & Lower Ground Fl. Class E Property For Sale/To Let in London Fields.

1,103 sq ft
(102.47 sq m)

- For Sale/To Let
- Virtual Freehold
- New Lease
- 1103 sq. ft.
- Ground & Lower Ground Floor
- 1 min walk from London Fields Overground Station
- Equipped Kitchenette
- Two Separate WCs & Storage Space
- Rolling Shutters

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Summary

Available Size	1,103 sq ft
Rent	£35,000 per annum
Price	£600,000
Rates Payable	£8.82 per sq ft Small Business Relief Scheme Applicable
Rateable Value	£19,500
Service Charge	£250 per annum Including Building insurance & Window cleaning
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Lower Ground	1,103	102.47	£35,000 /annum	Available
Total	1,103	102.47		

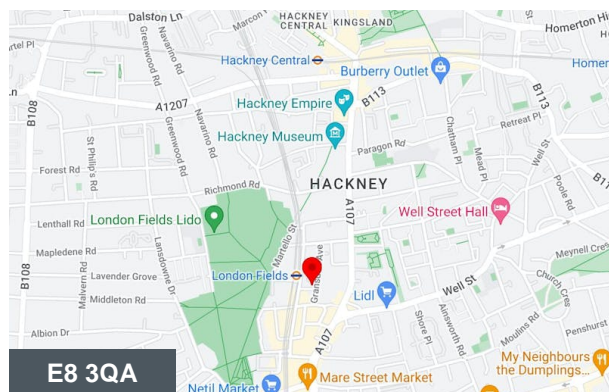
Description

This 1103 sq ft unique commercial space extends across both ground and lower ground levels and is located in a prominent location of London Fields. The area's Overground Station is 1 minute walk away. This handsome brick building has been sympathetically refurbished to a very high standard to provide a mix of commercial and residential units. The space features an equipped kitchenette, storage and two separate WCs.

Location

The development is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces and numerous amenities. The location is popular with artisans and entrepreneurs and is a leisure and entertainment destination.

London Fields station offers fast journeys to the City (9 minutes), just a 20-minute cycle ride away.



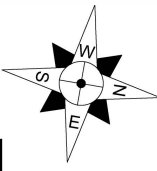
Viewing & Further Information



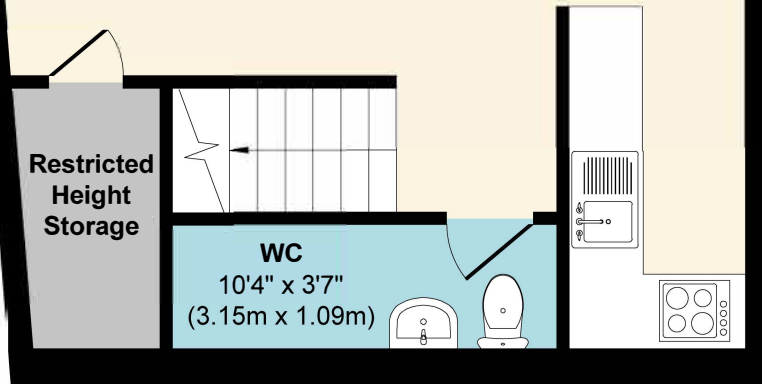
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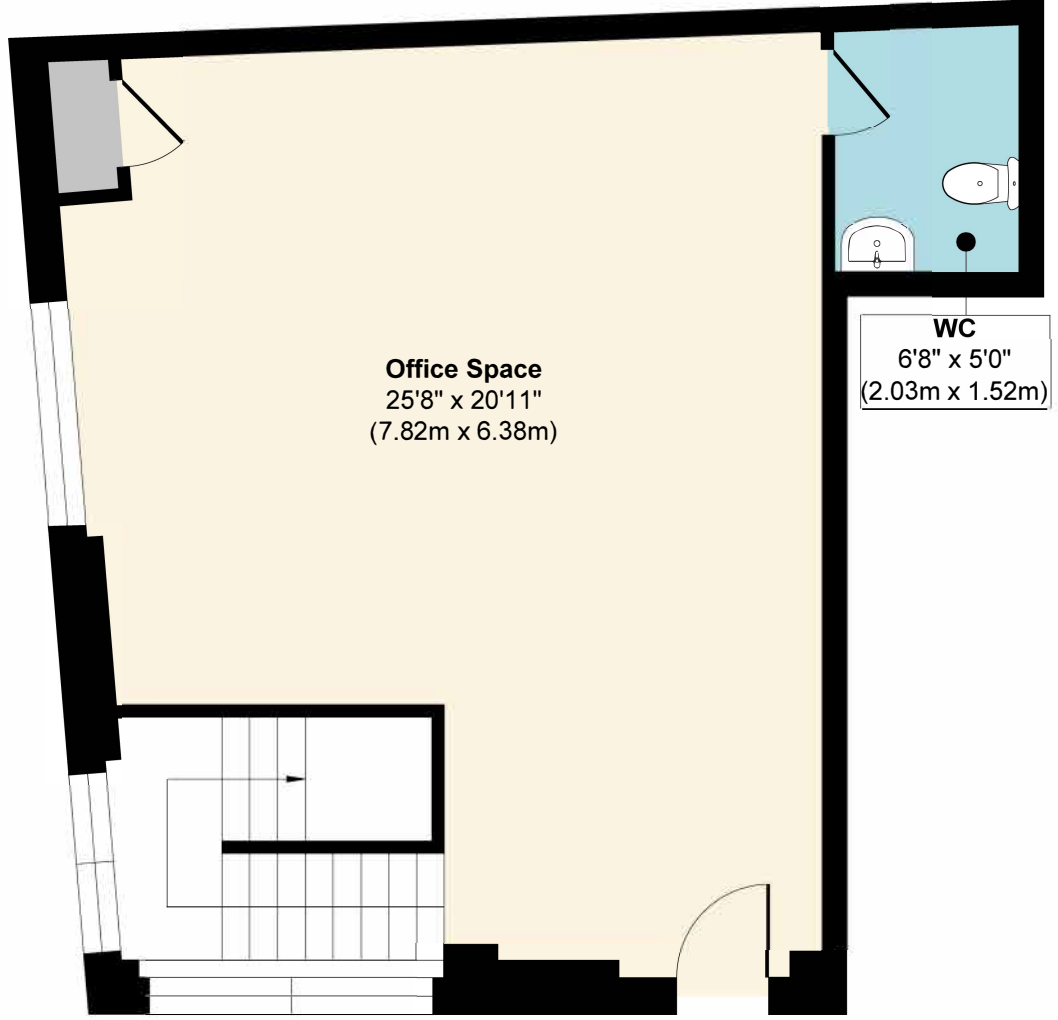
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Kitchen/Office Space
28'1" x 21'3"
(8.56m x 6.48m)



Lower Ground Floor
Approximate Floor Area
571 sq. ft
(53.04 sq. m)



Ground Floor
Approximate Floor Area
532 sq. ft
(49.42 sq. m)

Approx. Gross Internal Floor Area 1103 sq. ft / 102.46 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.