



## Unit 15-16 Abbey Trading Estate, Canning Road, London, E15 3NW

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A second floor office space in good condition with modern fixtures and fittings available immediately.

- Modern features and open plan floorspace
- Available immediately on flexible lease terms
- Excellent natural light from 3 elevations
- Parking available

Interested?

Request more information.

020 8221 9610

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# Unit 15-16 Abbey Trading Estate, Canning Road, London, E15 3NW

## Summary

<b>Available Size</b>	2,905 sq ft
<b>Rent</b>	£50,000 per annum
<b>Business Rates</b>	We understand there is no assessment currently but we would estimate costs of £13,000 per annum. Tenants to make further queries to the local authority
<b>Service Charge</b>	There will be apportioned service charge payable towards the upkeep of communal parts
<b>EPC Rating</b>	C (53)

## Description

The property is a 3 storey office block with a prominent communal entrance on the ground floor leading to a staircase up to the office space on the 2nd floor. This is mainly laid out as open plan with a few separate meeting room a kitchen and break out space as well as WC's. The space is modern with carpeting throughout, suspended ceiling with box lighting, perimeter trunking and electric heaters. Suitable for office use although other uses would be considered, subject to landlord consent. Parking is also available on-site.

## Location

The property is located on Canning Road just off of the junction with Abbey Road in Stratford. It makes up part of the Abbey Trading Estate. Abbey Road DLR station is 2 minutes walk away providing links into Stratford and Stratford International as well as towards Canning Town and City Airport. Stratford Town Centre is around a 5 minute drive away.

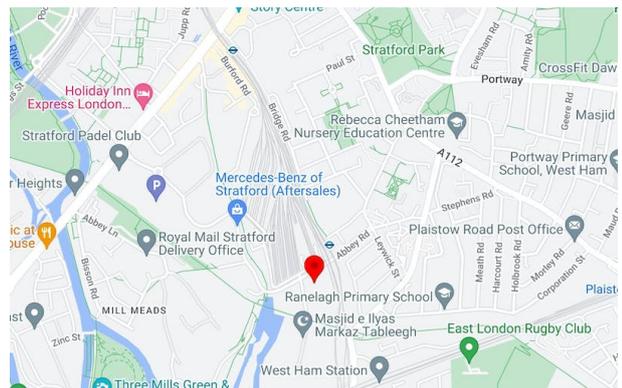
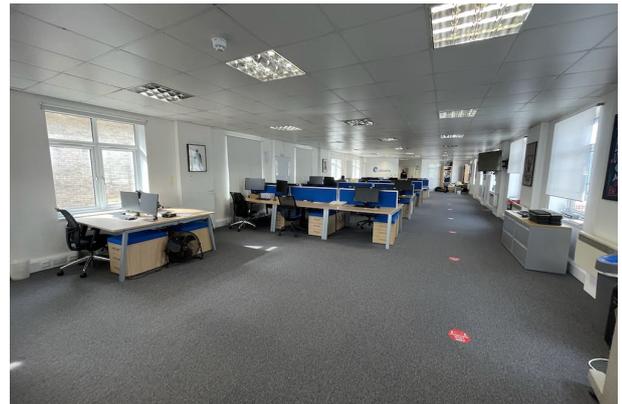
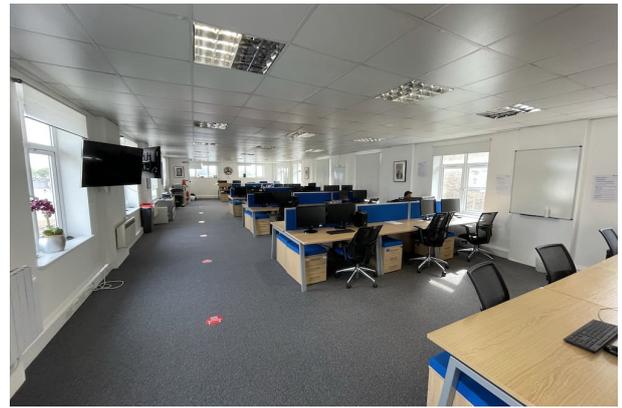
## Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m
2nd floor office space	2,905	269.88
<b>Total</b>	<b>2,905</b>	<b>269.88</b>

## Legal Costs

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed terms.



## Viewing & Further Information

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