



## 399-401 High Street, London, E15 4QZ

A fantastic period office building in the heart of Stratford, spread over 5 storeys with existing features alongside modernisation.

- Secure car park to the rear for up to 8 cars
- Modern office facilities and dark wood panelled entrance
- Lift access up to 2nd floor
- Close to Stratford station and High Street amenities

Interested?  
Request more information.

020 8221 9610  
dobbinandsullivan.com

## Summary

Available Size	4,661 sq ft
Price	£1,000,000
Rates Payable	£33,280 per annum Based on 2023 valuation but we recommend purchasers carry out further research where required
Rateable Value	£65,000
EPC Rating	Upon enquiry

## Description

The property offers a striking facade overlooking Stratford High Street. Offering office space over 5 storeys with unique period features throughout, wooden paneled entrance and modern office facilities on the upper floors. Air Conditioning is present in some of the office suites along with WC facilities on each floor, lift access to the second floor and 2 kitchenettes. The property is mainly split into numerous rooms, all spacious with high ceilings. Facilities have been modernised and the property is ready for immediate occupation.

## Location

Located on Stratford High Street less than 100 metres from Stratford Station and Stratford High Street DLR. It provides easy access from the central, jubilee, Queen Elizabeth Line and National Rail services. Stratford shopping centre and Westfield are also accessible and provide plenty of local amenities in the form of national retailers, restaurants, cafe's and gym facilities.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Basement	786	73.02
Ground floor	962	89.37
First floor	1,040	96.62
Second floor	1,012	94.02
Third floor	861	79.99
<b>Total</b>	<b>4,661</b>	<b>433.02</b>

## Tenure

The long leasehold is being sold. The lease is 125 years from 27th May 2002 with a ground rent of £27,750pa and is reviewed on a 5 year basis. The ground rent is assessed based on a proportion linked to market rent.



## Viewing & Further Information

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