



## 32 Penny Brookes Street, East Village, London, E15 1GP

An opportunity to occupy commercial office space within East Village of Stratford's recently developed Queen Elizabeth Olympic Park.

- Available in shell and core with services capped off
- Located in a central and prominent part of Stratford
- In close proximity to Stratford International and Stratford Station
- Prime office space readily available on a new lease

Interested?

Request more information.

020 8221 9610

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# 32 Penny Brookes Street, East Village, London, E15 1GP

## Summary

<b>Available Size</b>	2,421 sq ft
<b>Rent</b>	£65,000 per annum
<b>Business Rates</b>	The property is yet to be assessed for business rates, it is recommend the ingoing tenant enquires with the local rating authority.
<b>EPC Rating</b>	Upon Enquiry

## Description

The unit is available in shell and core with a glazed frontage, the footprint of the property is ideal for creating modern open plan office space. Services are capped with an electricity and water supply. The property benefits from double glazed windows and a floor to ceiling height of 3.5m, creating plenty of space for a ceiling void. The unit currently has consent for Class E use, it is suitable for a variety of uses within the class.

## Location

The unit is only a 7 minute walk to Stratford International, providing high speed links to St Pancras, with a journey time of 10 minutes. It is also half a mile from Stratford station, which provides services on the DLR, Overground, Central, Elizabeth and Jubilee lines, making central locations such as Liverpool Street highly accessible. The area itself has benefited from large redevelopment where hundreds of flats have been constructed as part of the Queen Elizabeth Olympic Park scheme, creating a vibrant scene in and around the local vicinity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office space	2,421	224.92

## Term

A new FRI lease is available for a term to be agreed.

## Viewings

When viewing the premises, all parties will be accompanied by a staff member from Dobbin and Sullivan.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



## Viewing & Further Information

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## Burrows House, 415 High Street, London, E15 4QZ

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