



The Hub, 123 Star Lane, London, E16 4PZ

Modern open plan space, benefiting from strong public transport links, suitable for a variety of community uses

- Star Lane DLR Station 0.3 miles away
- Substantial ground floor space of 1,426 sqft
- Ideal for office and community uses
- 1st floor space accessible via stairs, or lift

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	478 to 1,426 sq ft
Rent	£8,500 - £25,000 per annum
Business Rates	It's estimated that business rates will cost £7.50 per sqft, the ingoing tenant should make their own enquiries.
EPC Rating	Upon Enquiry

Description

The space is suitable for a variety of uses within Use Classes E & F, in particular office space and educational uses have a strong synergy with the property's layout and existing tenant mix. The community building currently is occupied by a pharmacy, nursery, 3 education providers and the Citizens Bureau Advice. There are toilet facilities located on all floors. The property is fitted with wooden floor tiles, carpet and strip lighting throughout.

Location

The building is located on Star Lane, this location is in close proximity to Barking Road (A124) and Newham Way (A13). Therefore, vehicular access to Docklands, City Airport, Stratford and the surrounding areas is excellent. Canning Town Jubilee Line and DLR Stations are 0.9 miles away. Additionally, Star Lane DLR is in easy walking distance to the premises. West Ham station is also in the local vicinity and provides services on the Hammersmith and District Line. There are numerous bus routes that serve the local area, making it a very accessible location. The premises are close to a secondary high street with a wide range of shops.

Accommodation

The accommodation comprises the following areas:

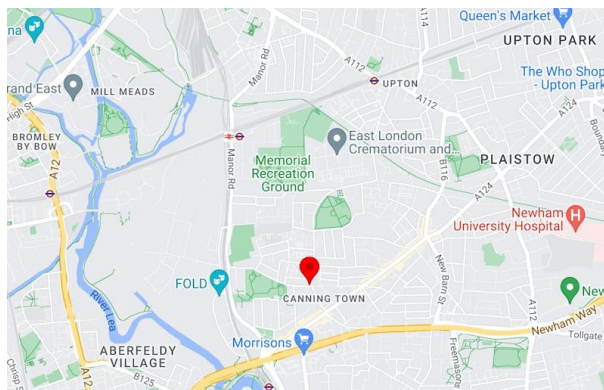
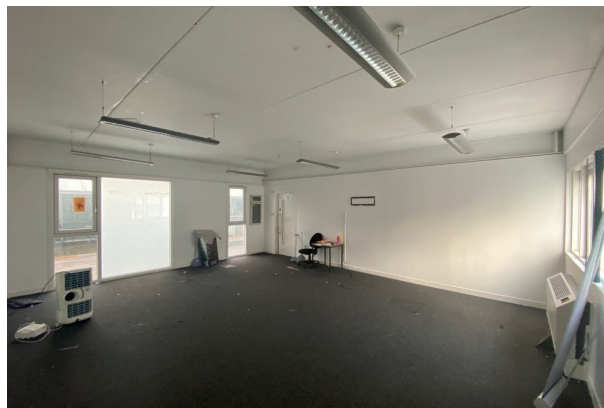
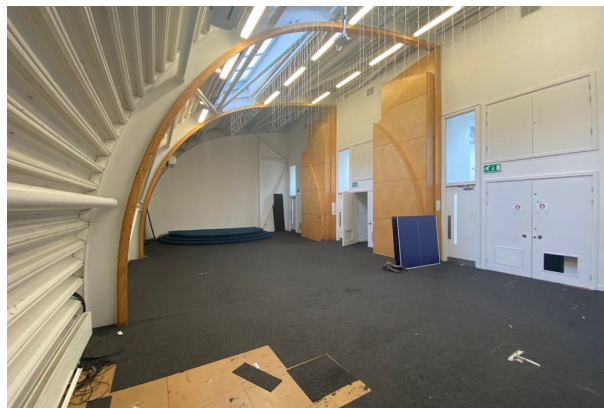
Name	sq ft	sq m	Rent
Ground - Hall	1,426	132.48	£25,000 per annum
1st - Commercial space	478	44.41	£8,500 per annum
Total	1,904	176.89	

Lease

A new internal repairing and insuring lease for a negotiable term.

Legal Costs

The ingoing tenant is to be responsible for the landlord's agent and legal fees. Agent fees are charged at 10% of one year's rent subject to a minimum fee of £2500 +VAT and are payable upon completion. Legal fees expected to be £1,804 plus £929 for a rent deposit deed. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation.



Viewing & Further Information

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