



9 Hannaford Walk, London, E3 3SU

A modern office space within a relatively new development close to the A12, Bromley by Bow station and available immediately

- Total office space of 3,061 sqft with new modern fitout
- Close to Bromley by Bow station with access onto the Underground
- Located on a corner plot with glazing around 3 elevations
- Suitable for other uses within the E class

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Summary

Available Size	3,061 sq ft
Rent	£75,000.00 per annum
Rates Payable	£30,720 per annum We recommend tenants make their own further enquiries for more information
Rateable Value	£60,000
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	3,061	284.38
Total	3,061	284.38

Description

The property is a ground floor office located under a block of residential flats. It has been fitted out into a good quality modern office space with a large open plan area, several meeting rooms and individual offices as well as a kitchen space, WC's and storage area. 2 private parking spaces included within the development.

Location

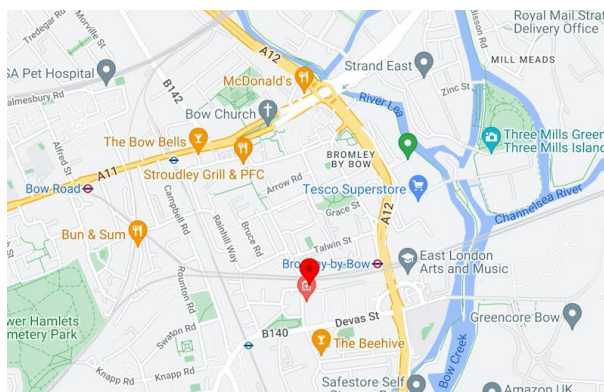
The subject property is located in Bromley-by-Bow, 0.3 miles from Bromley-by-Bow underground station which offers underground services on the Hammersmith & City Line and the District Line. To the East of the property 0.2 miles is the A12. Stratford is also less than 10 minutes drive away which provides plenty of local amenities, restaurants, bars and shopping centres.

Lease terms

A new full repairing lease for a term to be agreed

Legal Costs

Each party to bear their own legal costs in the transaction with the proposed 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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