



## Stratford Workshops, Burford Road, London, E15 2SP

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Newly refurbished office and light industrial creative space  
available within the heart of Stratford.

- Variety of office space and creative space on upper floors.
- Communal kitchens on each floor for additional convenience.
- Newly refurbished space with break out spaces.
- Variety of specifications to meet the needs of all users.

Interested?

Request more information.

020 8221 9610

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## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 351 to 1,569 sq ft   |
| <b>Business Rates</b> | Business rates are included within the monthly rent.   |
| <b>Service Charge</b> | Service charge is inclusive of the rent, the only separate cost for the tenant is the electricity usage. |
| <b>EPC Rating</b>     | E (119)  |

## Accommodation

The accommodation comprises the following areas:

| Name           | sq ft        | sq m          | Rent          | Availability |
|----------------|--------------|---------------|---------------|--------------|
| 1st - Unit 122 | 351          | 32.61         | £2,048 /month | Available    |
| 2nd - Unit 222 | 372          | 34.56         | £2,015 /month | Available    |
| 1st - Unit 121 | 390          | 36.23         | £1,788 /month | Available    |
| 2nd - Unit 251 | 456          | 42.36         | £2,470 /annum | Available    |
| <b>Total</b>   | <b>1,569</b> | <b>145.76</b> |               |              |

## Description

Stratford Workshops is a multi-let property with a variety of users ranging from light industrial through to creative users and office space. The building is run by General People who have recently refurbished the whole premises, to create a fresh and enjoyable working environment. The variety of space accommodates numerous businesses, ranging from small office spaces that require 4 desks to large units that can be adapted to individual needs. The property has a number of break out spaces for relaxing, socialising and networking with other local businesses within the vicinity.

## Location

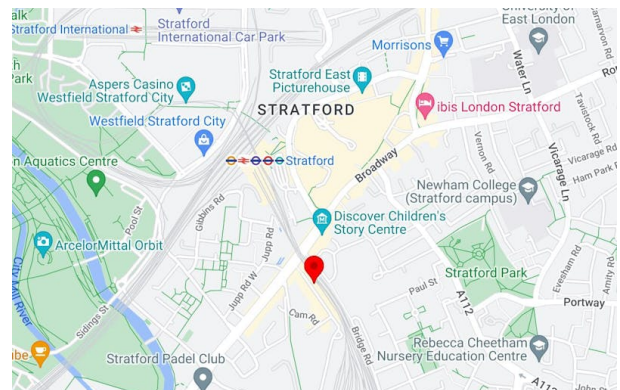
The property is located on Burford Road, situated just off Stratford High Street, making it a short walk from the transport hubs of Stratford Station, Stratford International and DLR stations with fast access to the City, Canary Wharf and London City Airport. Westfield Shopping Centre is an 8-minute walk away and offers a great selection of restaurants, bars and shops.

## Viewings

Please contact Dobbin and Sullivan to arrange a viewing at the property.

## Terms

Flexible licenses available, subject to negotiation, 2 month deposit required.



## Viewing & Further Information

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