



## 428-432 Green Street, London, E13 9JJ

Desirable commercial property available to rent, located on the busy Green Street, suitable for a variety of Class E users.

- Property benefits from a double frontage
- High footfall location
- Includes 1st floor office space
- Close to Queens Market and Upton Park Station

Interested?

Request more information.

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## Summary

<b>Available Size</b>	1,407 sq ft
<b>Rent</b>	£55,000 per annum
<b>Business Rates</b>	Business rates for the unit have been split by the previous tenant, it is recommended the ingoing tenant make enquiries with the local rating authority.
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	896	83.24
1st	511	47.47
<b>Total</b>	<b>1,407</b>	<b>130.71</b>

## Description

Spacious ground floor premises that has a highly visible glass frontage with roller shutters for additional security. The premises is self contained and has a storage area already partitioned. The property predominantly has strip lighting throughout, it also benefits from timber flooring. Additionally, an AC unit has been left in the property that can be utilised subject to being recommissioned by way of a service.

## Location

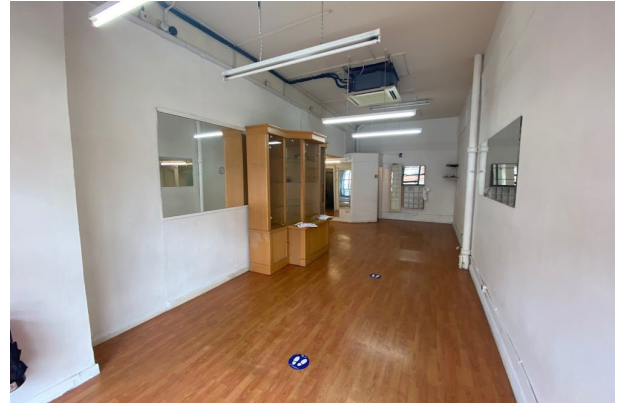
This property is located on a busy section of Green Street, comprising a variety of national and local retailers that offer a range of goods to help attract customers and increase footfall. With Queen's Market being less than a stone's throw away and Upton Park Train Station being less than 200m from the property, the catchment of this retail parade is vastly increased. Upton Park station provides services on the District Line, plus the Hammersmith and City Line. There are several bus routes that pass through Green Street, providing access throughout east London.

## Lease

A new full repairing and insuring lease for a term to be agreed

## Legal costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent +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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