



104-106 The Broadway, Stratford, London, E15 1NG

Rare opportunity to secure a Town Centre commercial unit within Stratford, suitable for a variety of uses within Class E.

- 1,787sqft of commercial Class E space available in shell and core
- Accessible property with excellent transport links
- Property benefits from a return frontage onto Salway Place
- Property benefits from the footfall on Stratford Broadway
- Ducting installed for commercial kitchen facilitating restaurant use
- Located near the Stratford Mall, Cultural Quarter and university

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,787 sq ft
Rent	£75,000 per annum
Business Rates	The property is yet to be assessed for business rates, it is recommended the incoming tenant enquire with the local rating authority.
VAT	Applicable
EPC Rating	B (33)

Description

The ground floor commercial premises forms part of a new hotel development (Yotel Pad), installed with an attractive glazed return frontage that provides visibility on both the Broadway and Salway Place. The property is offered in its 'shell and core' condition with capped facilities for electricity and water. The premises also benefits from installed ducting, allowing easy connection to heating/cooking apparatus for potential restaurant use. There is also a specific area to the rear for bin refuse.

Location

Situated within the London Borough of Newham, Stratford is 6 miles east of central London. Once home to the 2012 Olympics, Stratford continues to expand and grow, it is now one of the leading destinations for shopping, leisure and entertainment. The premises is located on a prominent part of the Broadway, the property enjoys excellent visibility and accessibility. It is surrounded by a vibrant mix of shops, restaurants, and entertainment venues, contributing to a lively and attractive environment for the public. The property is within walking distance of Stratford Station, a major transport interchange offering National Rail, London Underground (Central, Jubilee & Elizabeth lines), DLR, and Overground services. Additionally, several bus routes serve the area, ensuring easy access for commuters and visitors alike.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	1,787	166.02

Tenure

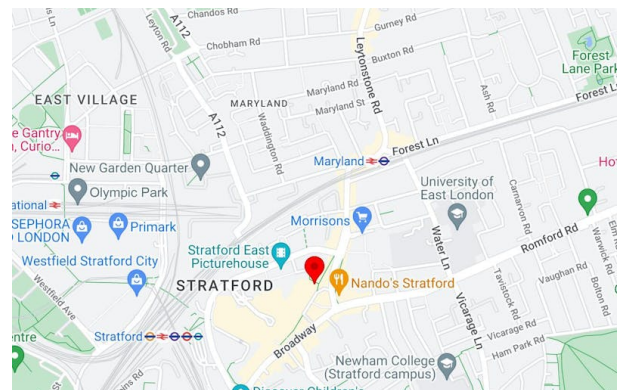
A new effective FRI lease available for negotiable term.

Viewings

Strictly by appointment through sole agents Dobbin and Sullivan.

Legal Costs

Each party to bear their own legal costs in the transaction.



Viewing & Further Information

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