

# FOR SALE/TO LET **Dobbin & Sullivan**

Chartered Surveyors, Est 1991

**NEW BUILD MANAGED WORKSPACE AND 'E USE CLASS' SPACE  
READY FOR OCCUPATION FROM MID-MARCH 2021**

## **CHOBHAM FARM PENNY BROOKE STREET STRATFORD E15 1DR**

**Unit 1, Commercial Unit - 1712 sq ft / 159.1m<sup>2</sup>**  
**Unit 2, Managed Work Space - 1188 sq ft / 110.4m<sup>2</sup>**



- **EXCELLENT LOCATION CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES**
- **471 HOMES BEING BUILT AS PART OF THE NEW DEVELOPMENT**
- **OFFICE USES AVAILABLE AS WELL AS RETAIL CONSENTS**
- **LONG LEASEHOLD AVAILABLE**

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& Commercial Property  
Consultants

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2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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**LOCATION:** Chobham Farm is a development in Stratford. It is sandwiched between Penny Brookes Street and the railway lines leading in and out of Stratford Station. Westfield Shopping Centre is to the rear and only 5 minutes walk away providing plenty of amenities for food, shopping and leisure facilities by international brands which are visited by 700,000 people per week. Adjacent to this is the Queen Elizabeth Olympic Park which provides gym facilities in the Olympic pool and Copper Box arena as well as a open public space. Stratford Station 0.5 miles on foot and provides links onto the Central, Jubilee, DLR, Overground, International and National Rail lines. Crossrail will also provide an excellent new high speed service into the station with 12 trains per hour.

**DESCRIPTION:** The accommodation on offer is nearing completion and will be ready in April of 2021. Unit 1 will be suitable for any use within E use class some additional consents for retail uses and unit 2 is required to be used for managed workspace. The premises will be provided in shell and core condition with fitted shop fronts and capped of services. The accommodation is as follows:

Unit 1 - 1712 sq ft / 159.1m<sup>2</sup> - Commercial Unit

Unit 2 - 1188 sq ft / 110.4m<sup>2</sup> - Managed workspace under S.106 requirements

**TENURE:** To let on a new FRI and insuring lease for a term to be agreed OR available on a new 999 year virtual freehold offered direct from the developers.

**PRICE:** Unit 1 - £600,000 / £36,000 PAX      Unit 2 – 400,000 / £25,000 PAX

VAT is applicable on all units

**PLANNING USE:** Unit 1 benefits from the flexible new E use class. A planning requirement for unit 2 to be used to provide managed workspace. Plans available on request

**EPC:** To be assessed

**RATEABLE VALUE:** To be assessed once the building has been completed and the valuation office notified of the proposed use.

**LEGAL COSTS:** Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

**VIEWING:** Strictly through the sole agents:

**D&S**

Chartered Surveyors  
Est 1991

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