



OFFICE/RETAIL UNIT TO LET

1,292 sq ft

16a Urban Hive, Theydon Road, London E5 9BQ

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

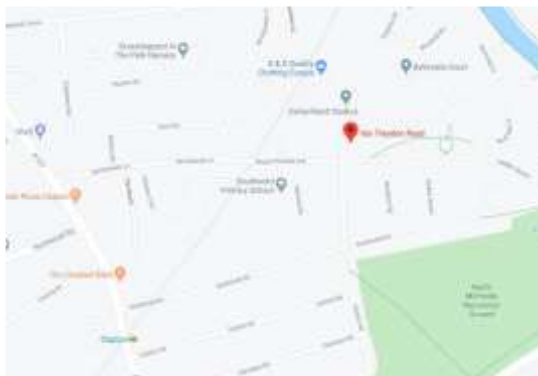
The unit forms part of a mixed-use development situation on Theydon Road at the corner with Mount Pleasant Hill. The property is within walking distance of Clapton Station, with regular trains to Liverpool Street Station (15 minutes) and to the City of London. The unit is also well serviced with public transport and is within walking distance of a wide range of convenience shops and amenities within Upper Clapton Road.

The Property

The office / retail unit was a former community police station. It is available now in shell and core condition with capped off services. There is an existing air conditioning system in the unit which can be reconnected to the electrics by an incoming tenant. The unit has high ceilings, is completely open plan and ready for a tenant's fit out.

The unit comes with one designated parking space. The landlord may consider splitting the existing unit into two separate units and would consider alternative uses which may require planning consent.

Location Map



Accommodation

The property extends to a net internal area of approx. 1,292 sq ft

Lease

The unit is available on a new FRI lease from the Landlord.

Rent

£25.00 per sq ft per annum exclusive.

Energy Performance Certificate

'C' - 72

Business Rates

Interested parties are advised to make their own enquiries.

Service Charge

£1.50 per sq ft

Viewing/Further Information

Strictly by appointment through joint sole agents:



Ben Pater



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