



TO LET - Class E premises

GROUND FLOOR PREMISES TOTALLING 9,716 SQ FT GIA

2 Angel Lane, Stratford E15 1FF

Location

The unit is situated in Stratford, at the junction of Angel Lane (A112) and Great Eastern Road (A118), within the London Borough of Newham.

Stratford has undergone a large amount of regeneration since before the Olympic Games in 2012 and is now well recognised as a strategic location for offices (International Quarter), shopping and dining (Westfield Shopping Centre) and sports (Olympic Park).

Over the years, there has also been a large amount of residential and student housing-led schemes, which has helped continue that regeneration. The property also benefits from various hotels nearby and the Stratford Centre Shopping Mall.

Nearby occupiers include:

- Roof East
- Nando's
- Ibis Hotel
- Moxy
- London Stratford
- Theatre Royal Stratford East
- Westfield Shopping Centre
- Stratford Centre Shopping Mall
- University of East London
- Pure Gym

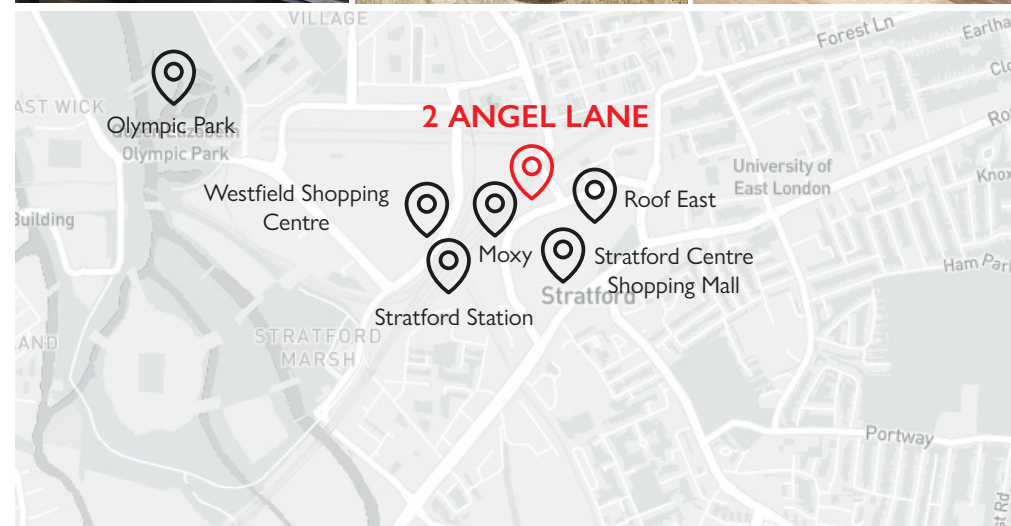


Transport

Transport links for the property are excellent, with various bus routes running along the A112 and A118. Stratford International, Stratford Underground and Maryland Stations are all within a short distance of the property. Local amenities for the area are superb, with Westfield Shopping Centre located approximately 350 metres from the property.

Travel Times from Stratford

- Canary Wharf - 13 Minutes
- City Airport - 30 Minutes
- Liverpool Street - 14 Minutes
- Bond Street - 15 Minutes



Description

The property is currently in a shell and core state with capped services and benefits from a large frontage onto Angel Lane. The unit is arranged over the ground floor only.

Size

Ground floor 9,716 sq ft / 902.6 sq m



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Terms Available on a new FRI lease direct from the landlord at a rental of £20 per sq ft. The lease will be outside the Landlord and Tenant Act 1954.

Business Rates To be assessed.

VAT The premises are elected for VAT.

EPC A22.

Service Charge Estimated at circa £10,000 per annum.



Further Information

Please contact the landlord joint sole agents Strettons or Torridon on

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