

1 Vicarage Lane, Stratford, London, E15

4HF



TO LET

Class E Retail / Leisure / Gym / Office

4,254 sq ft / 395.2 sq m

£85,000 per annum

**Well appointed
space with
prominent corner
position and return
frontage**



- Prominent Town Centre Frontage
- Excellent Transport Links
- Dual Aspect/Return Frontage
- Class E Use
- DDA
- Air-conditioned space

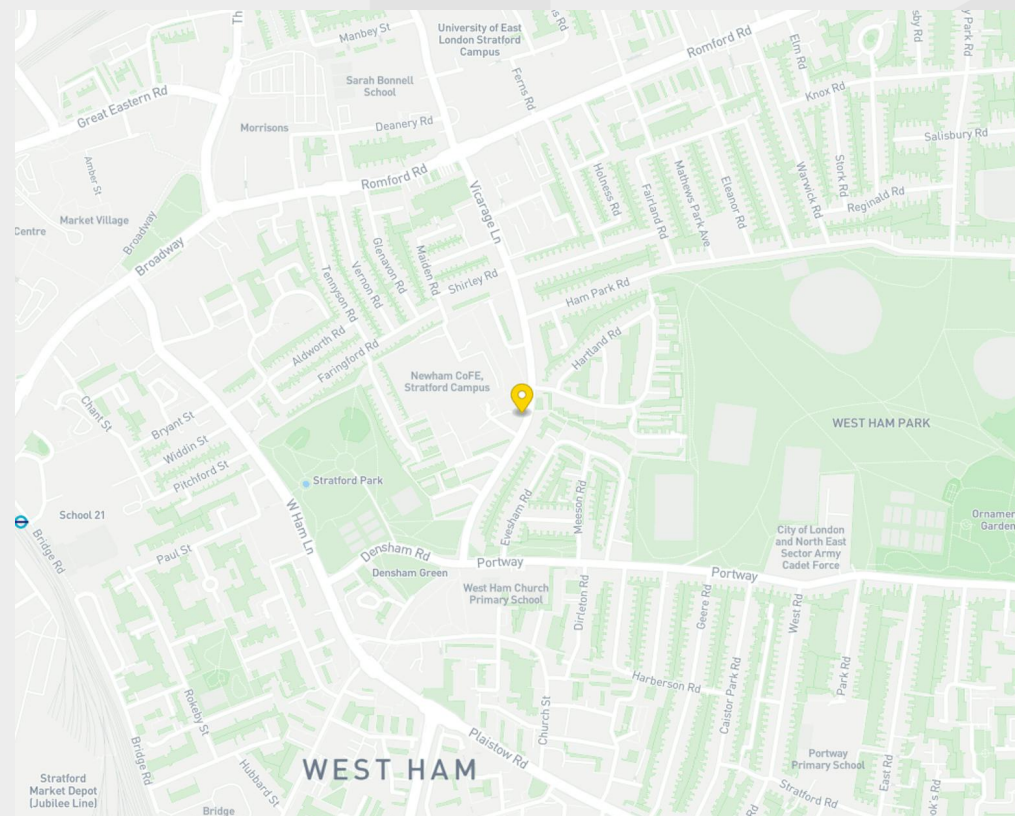


Description

The property is positioned at the corner of Romford Road and Vicarage Lane with prominent frontage and proximity to Stratford Town Centre. Stratford has established itself as a key business district in London with continued growth and development since the Olympic legacy. Westfield Stratford City is also nearby, the most visited shopping centre in the UK with 75.5 million counted in 2022, and more than 50 million every year since 2017.

Location

Stratford International Station is within easy walking distance, offering excellent transport links including Elizabeth Line, Central and Jubilee Lines, DLR and Overground services across London. As well as connections to Eurostar and C2C Rail.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Service charge	EPC	Availability
Ground	2,885	268	£12.11 /sq ft	£0.44 /sq ft	B	Available
Lower Ground	1,369	127.2	£12.11 /sq ft	£0.44 /sq ft	B	Available
Total	4,254	395.21				

Tenure

New Lease

EPC

B (49)

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

[View on Website](#)

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