



2nd Floor, Waltham House, 11 Kirkdale Road, Leytonstone, London, E11 1HP



TO LET

1,909 sq ft / 177.44 sq m

Class E

Refurbished Work Space Adjacent Leytonstone Tube Station



- Fully refurbished space
- Comfort cooling
- Passenger lift
- Open plan layout
- DDA compliant

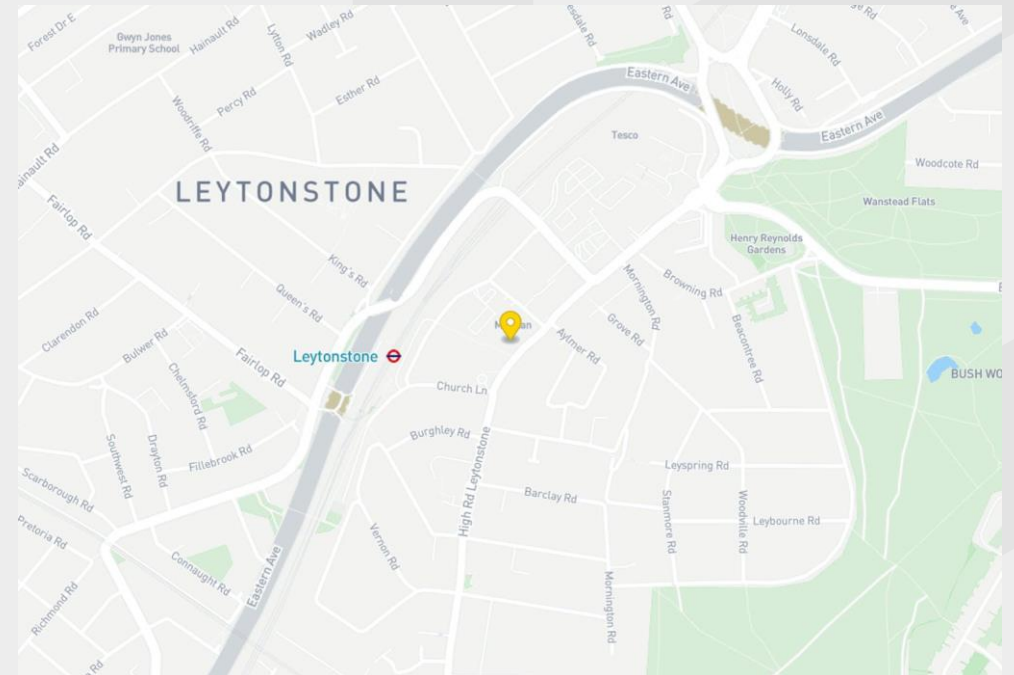


Description

A unique building offering significant branding possibilities. The accommodation is arranged as open plan floors with a limited number of columns, raised floors, suspended ceilings and some partitioned offices/meeting rooms. The space could suit a range of occupiers.

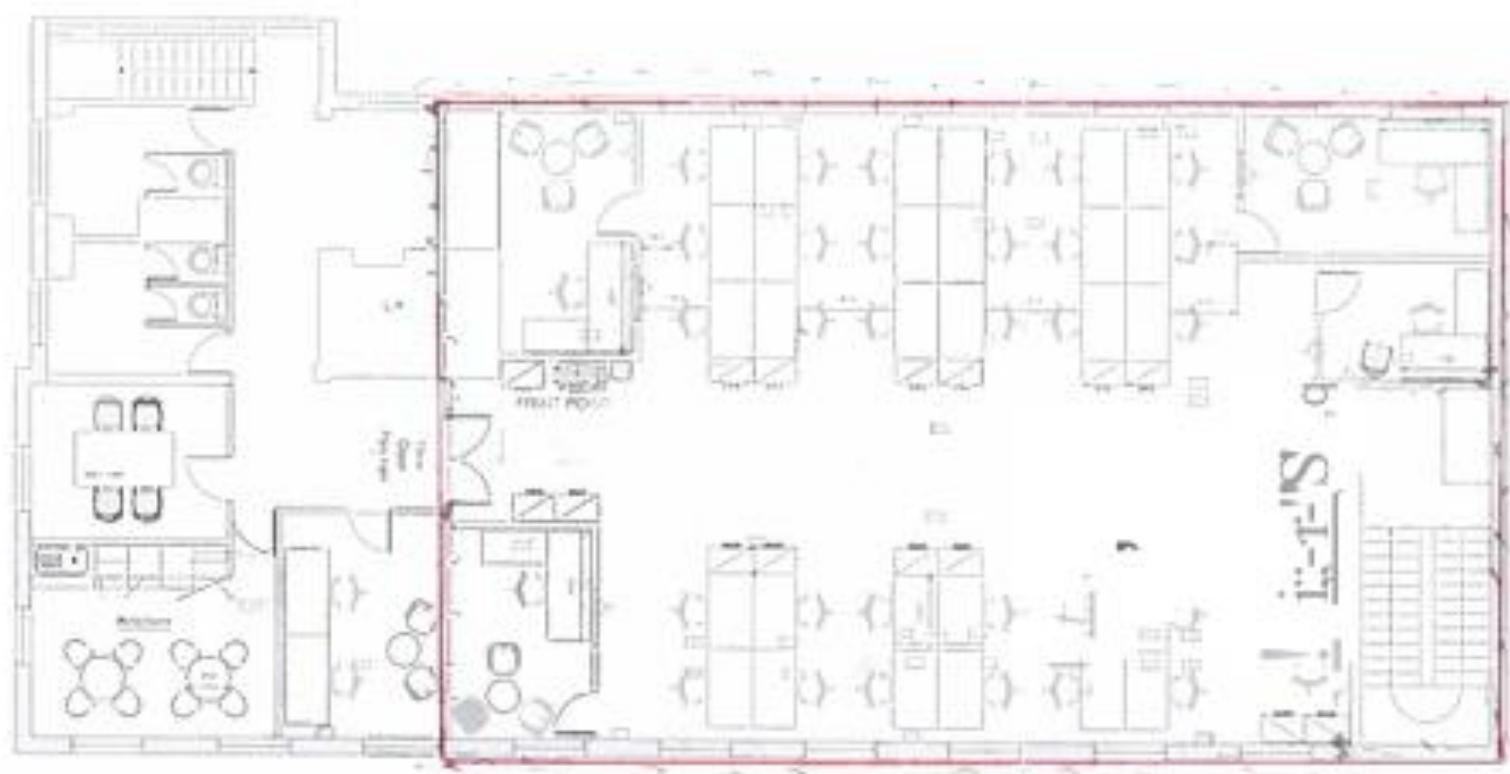
Location

Situated on the north west side of Kirkdale Road, a short walk from Leytonstone Underground station close to the high street. The area forms part of a busy town centre and shopping destination as well as a number of office building with occupiers including the local authority and NHS. Well served by public transport with Central Line tube connections to Stratford (14 mins), Liverpool Street (17 mins) and West End (29 mins). There are also several bus routes from the station including links to Stratford and connections to A12, A406 North Circular Road and M11.





NOTES
 ALL OPEN PLAN WORKSIA
 ALL STORAGE IS 500mm VLT



SECOND FLOOR

206m² AIR FLOOR = 34 people max (based on ten sqm of floor per person)

gs interiors

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Accommodation / Availability

Name	sq ft	sq m	Availability
2nd - Floor	1,909	177.44	Available
Total	1,909	177.44	

Rent

£17.50 psf

Tenure

New Lease

Business Rates

The rateable value will need to be assessed.

Service Charge

Estimated at £5 psf

Configuration

Can be fitted or non fitted

EPC

D-82

NOTE: In accordance with the Estate Agency Act 1979, we declare that a director of Strettons has an interest on this property.

Contacts

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