

# TO LET

OFFICE SUITES – FLEXIBLE TERMS

80-86 ST MARY ROAD, WALTHAMSTOW, LONDON, E17 3SZ

VARIOUS SIZES AVAILABLE



# EAST LONDON OFFICE CENTRE, 80-86 ST MARY ROAD WALTHAMSTOW E17 3SZ



The East London Office Centre is prominently positioned in the heart of Walthamstow Town Centre opposite Walthamstow Central Station and Bus Terminus offering excellent transport links to the West End (21 minutes) via the Victoria Line and Liverpool Street (17 minutes) via National Rail Services. The premises also benefits from good road links to the A12, M11 and A406 (North Circular Road).

## Description

The East London Office Centre is an attractive development comprising various office suites over ground and first floors. The building has separate male and female WC on each floor together with kitchen and shower on first floor.

## Amenities

- Flexible Terms
- 24/7 access
- Furnished/Unfurnished Space
- Meeting Room, available on hourly/daily rate
- On Site Coffee Shop

## Current Availability and Rents

Suite	Size	Rent pcm	Availability
8	2 Desk	£550	LET
9	2 Desk	£550	LET
10	3 Desk	£750	LET
11	4 Desk	£1,250	LET
12	2 Desk	£750	AVAILABLE
13	4 Desk	£800	LET
14	5 Desk	£1,150	LET
15	3 Desk	£750	LET
16	3 Desk	£725	LET
17	3 Desk	£750	LET
18	3 Desk	£750	LET
19	4 Desk	£800	LET
20	5 Desk	£1,000	AVAILABLE
21	5 Desk	£1,000	LET

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

## Lease:

A new licence for a term to be agreed.

## Service Charge:

Budget 2016/2017: included in the rent.

## Business Rates:

London Borough of Waltham Forest. Interested parties are advised to make their own inquiries with the Local Authority.

## EPC Title:

Band - X

## Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

## Viewing:

By appointment with sole agents  
Strettons

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