

21-23

BROADWAY, STRATFORD
LONDON | E15 4BQ

1ST & 2ND FLOOR OFFICES
FOR RENT

2,754 ft² (255.85 m²)



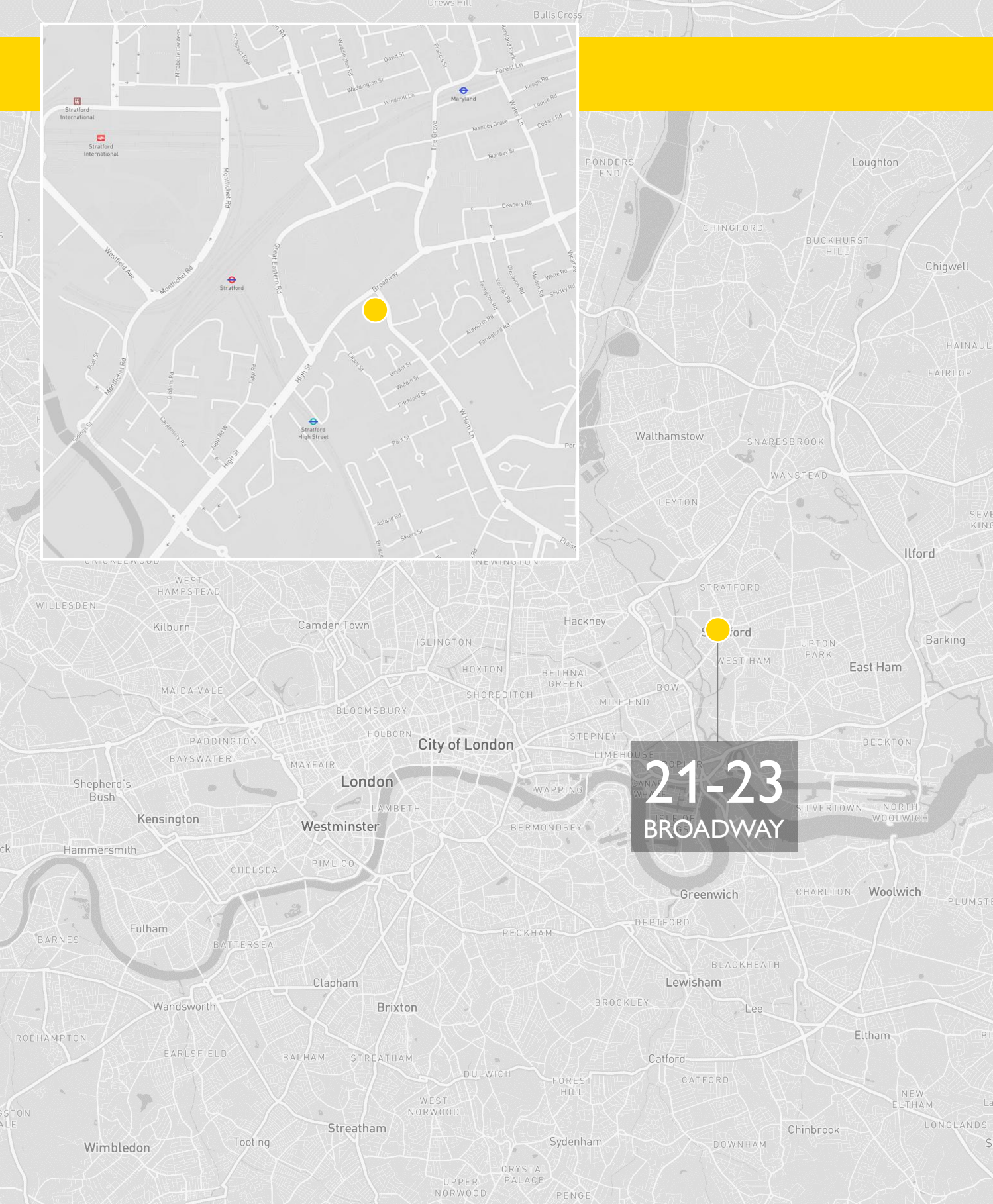
LOCATION & CONNECTIVITY

The building occupies an excellent location on the eastern side of Broadway in the heart of Stratford town centre immediately opposite Stratford Shopping Centre.

Stratford Station and bus terminus are within easy walking distance offering excellent transport links onto the Central and Jubilee Lines, Docklands Light Railway, National Rail Services, the new Channel Tunnel Rail Link and Stratford International Station. The new Westfield Shopping Centre and Queen Elizabeth Olympic Park are both within easy walking distance.

TRANSPORT

	STRATFORD INTERNATIONAL	10 mins
	CITY AIRPORT (BY DLR)	17 mins
	LIVERPOOL STREET	16 mins
	CANARY WHARF	24 mins
	OXFORD STREET	30 mins



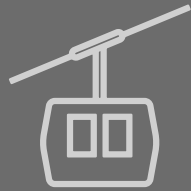
DESCRIPTION



OFFICE



FANTASTIC
TRANSPORT LINKS



LIFT

Self-contained first and second floor offices providing open plan accommodation finished to a high specification with a modern and contemporary feel.

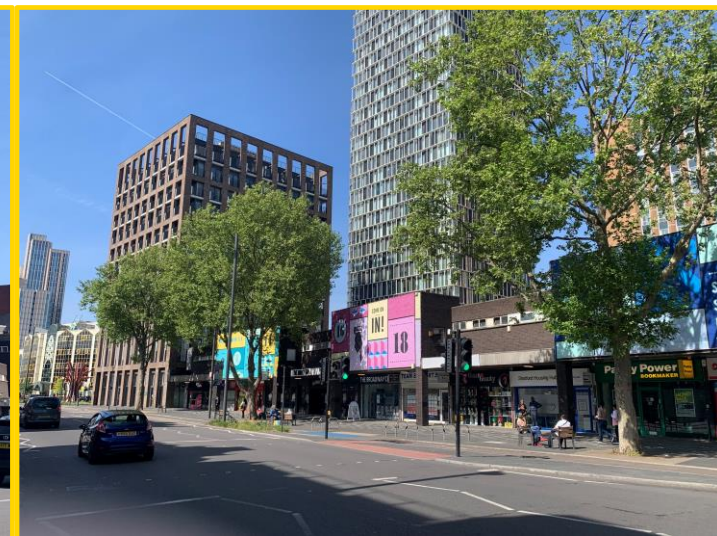
The landlords would be willing to consider letting the premises in its entirety or alternately on a floor-by-floor basis. Further details available upon request.

SUMMARY

AVAILABILITY	From 4 th November 2022
TERM	Flexible
RENT (WHOLE)	£67,500 per annum
SINGLE FLOOR	£37,500 per annum (per floor)



ACCOMODATION	FT ²	M ²
FIRST FLOOR	1,377	127.97
SECOND FLOOR	1,377	127.97
TOTAL	2,754	255.94



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TERMS

A new lease for a term to be agreed

RENT

£67,500 per annum exclusive, plus VAT

VALUE ADDED TAX

The property is elected for VAT

SERVICE CHARGE

The service charge to be confirmed

EPC

D – 83

LEGAL COSTS

Each party to bear their own legal costs

BUSINESS RATES

London Borough of Newham

Rateable Value - £44,250

Estimated Rates Payable - £22,434.75

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