



## 5 Vicarage Lane, London, E15 4HF

---

Purpose built office with modern interior design, ideal for expanding businesses that are looking to settle in east London

- Potential for redevelopment, or change of use
- Interior design allows for healthy working environment
- Remotely controlled security and fire alarm system
- Large windows allow for plenty of natural light
- Other commercial businesses within Class E will be considered
- Broadband lease lines installed (subject to takeover)

Interested?

Request more information.

020 8221 9610

[dobbinandsullivan.com](http://dobbinandsullivan.com)

# 5 Vicarage Lane, London, E15 4HF

## Summary

Available Size	2,700 sq ft
Price	£900,000
Rates Payable	£23,203.50 per annum
Rateable Value	£46,500
Service Charge	£0.54 per sq ft Annual service charge may be subject to variation and increase.
EPC Rating	B (46)

## Description

5 Vicarage Lane comprises a modern, well-lit office interior featuring both open-plan workspace and private meeting rooms. The glass partitions create a professional yet open atmosphere, allowing for privacy while maintaining visibility across the office. The property benefits from flood patched cabling for optimal connectivity, automated door entry system and conference rooms with strong connectivity for Teams calls. It's additionally complemented by suspended ceiling lights and large windows that allow natural light to flood the room.

## Location

The property is well-connected via Stratford Station, providing access to the Central, Elizabeth & Jubilee lines, additionally the station can be accessed via Overground, DLR, and National Rail services. The office is in close proximity to the extensive retail and dining options at Westfield Stratford City, the Olympic Park, and Stratford high street, making it ideal for businesses looking to be part of an energetic and innovative environment. There are also a number of bus routes connecting the property to various parts of east London.

## Accommodation

The accommodation comprises the following areas:

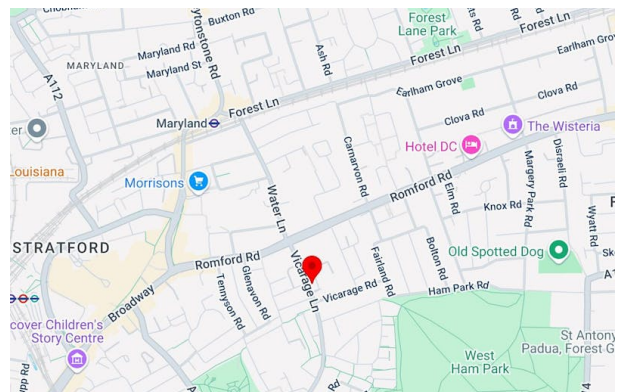
Name	sq ft	sq m
Ground - Office space	1,749	162.49
Mezzanine - Office space	951	88.35
<b>Total</b>	<b>2,700</b>	<b>250.84</b>

## Tenure

The property is available on a long leasehold with 132 years remaining, expiring in 2157.

## Legal costs

Both parties are to bear their own legal costs in the transaction.



## Viewing & Further Information

**Reuben Reid-Williams MRICS**

020 8221 9619 | 07932 875089

reuben.reid-williams@dobbinandsullivan.com

**More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)**

## Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 02/06/2025