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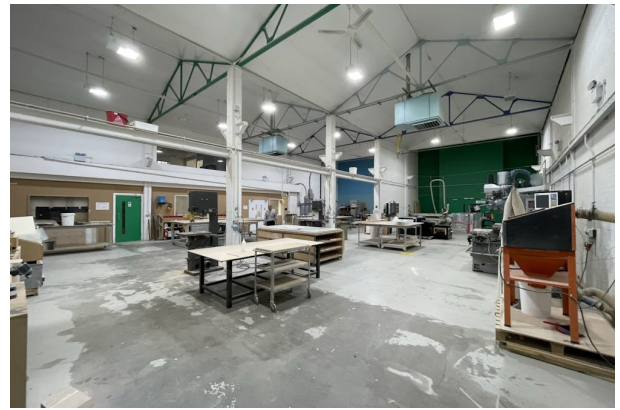
11-15 Gibbins Road, London, E15 2HU

A mixed use industrial warehouse and office facility offering high eaves of up to 11 metres and well fitted office and industrial spaces

- Available on a new 5 year lease
- High eaves warehouse and well fitted office spaces
- Rear yard and off street parking at the front of the building
- Currently occupied but due to be vacated

Summary

Available Size	14,834 sq ft
Rent	£225,000 per annum
Rates Payable	£82,432 per annum We do recommend any ingoing tenant make further enquiries to the local authority
Rateable Value	£161,000
VAT	Applicable
EPC Rating	D (81)



Description

The property benefits from both ground and first floor modern office spaces. There are also 2 warehouses adjacent to each other with the rear one offering high eaves of 11 metres and large loading door. The other, modern fitted space with LED lighting, heating, cooling and loading capabilities. They are also connected by 2 fast move loading doors. In addition the premises benefits from a yard to the rear. The office space benefits from perimeter trunking, suspended ceilings and laminate wood effect flooring. The premises also has A/C and central heating as well as 300A and 400A electricity supply.

Location

The property is located on Gibbins Road around 500 metres from Stratford Station where access onto the Central, Jubilee, Overground, Elizabeth and DLR lines is possible. Stratford Town Centre is only 10 minutes walk away, as is Westfield Shopping Centre offering plenty of local amenities.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Rear warehouse	5,106	474.36
Central warehouse	6,226	578.41
Ground floor offices and ancillary	1,344	124.86
First floor offices	2,158	200.48
Total	14,834	1,378.11

Terms

We can offer a new 5 year lease outside the Landlord and Tenant Act

Legal Costs

Each party to bear their own legal costs in the transaction

Viewing & Further Information

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