



## Unit 15 Acacia Business Centre, Howard Road, London, E11 3PJ

---

First Floor office space situated in London Borough of Waltham  
Forest

- Modern space and well decorated throughout
- Excellent transport and leisure amenities nearby
- Parking facilities within the industrial estate
- 522 Sqft of Commercial office space

# Unit 15 Acacia Business Centre, Howard Road, London, E11 3PJ

## Summary

Available Size	522 sq ft
Rent	£14,000 per annum
Rates Payable	£2,295.40 per annum We recommend ingoing tenants make their own further enquiries to the local authority
Rateable Value	£4,600
EPC Rating	E (110)

## Description

Available from September, this well-presented first-floor office unit offers 522 sqft of flexible workspace within the established Acacia Business Centre, part of a thriving industrial estate. The unit benefits from one dedicated parking space and is ideally suited for small to medium-sized office users seeking a professional base in a well-connected commercial location. With a practical layout and access to on-site facilities, it provides an excellent opportunity for businesses looking to grow.

## Location

Unit 15 is situated within the Acacia Business Centre, in a well-connected part of East London. The property is ideally located just 0.7 miles from Leytonstone High Road Station (London Overground) and 0.9 miles from Leyton Underground Station (Central Line), providing convenient links to central London and beyond.

A number of local bus routes serve the area, offering reliable connections to nearby destinations such as Stratford, Walthamstow, and Ilford. By car, the property benefits from quick access to the A12, with onward links to the North Circular (A406) and M11, making it highly accessible for staff and clients. The nearby Leytonstone High Road offers a wide range of amenities, including shops, cafes, and local services—ideal for day-to-day convenience and business support.

## Accommodation

The accommodation comprises the following areas:

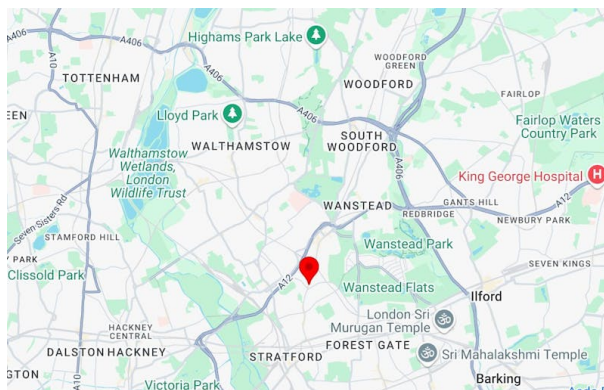
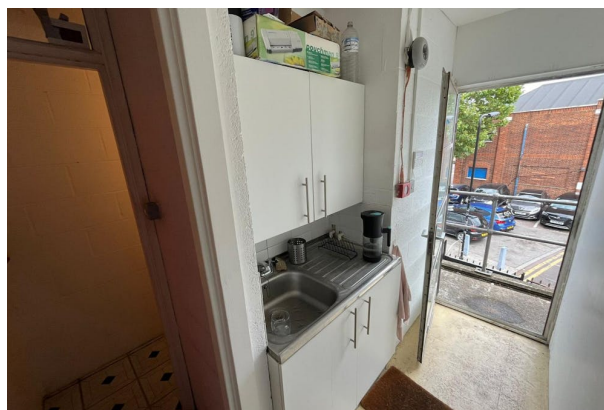
Name	sq ft	sq m	Availability
1st	522	48.50	Available
<b>Total</b>	<b>522</b>	<b>48.50</b>	

## Legal Cost

The ingoing tenant is to be responsible for the landlords surveyor and legal fees. Legal fees expected to be £2,800 (No VAT) Surveyor fees are £750 + VAT

## Terms

A new FRI lease directly from the landlord will be available for a term to be agreed.



## Viewing & Further Information

### Latif Acisu

020 8221 9614 | 07487216389  
latif.acisu@dobbinandsullivan.com

### Nick Robinson MRICS

020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

**More properties @ 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 each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, 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 06/08/2025