



TO LET

**Kirkdale House, 9
Kirkdale Road, London,
E11 1HP**

2,636 sq ft

Prime Leytonstone
Newly Refurbished Office



VIDEO TOUR

stirlingackroyd.com



Description

This office space has recently undergone a comprehensive refurbishment, resulting in a contemporary and stylish interior. The refurbishment includes new flooring, modern lighting fixtures, and high-quality finishes, creating a professional and welcoming environment.

The office offers a 2636 sq ft floor plate that can suit a variety of occupiers. Whether you require an open-plan layout, individual workstations, or a combination of private offices and collaborative spaces, the layout can be tailored to accommodate your specific requirements. Kirkdale House boasts large windows that allow ample natural light to flood the workspace, creating a bright and uplifting atmosphere.

Key points

- Newly refurbished to a modern aesthetic
- Offered across the first floor - 2636 sq ft
- Fully fitted and furnished private office
- Car parking
- Great transport links
- Available on new lease with managed options available



Location

Based in the vibrant borough of Waltham Forest, Leytonstone is a hidden gem that embodies the perfect blend of history and contemporary energy. Boasting a rich cultural heritage and a thriving artistic scene, this dynamic neighbourhood offers an unparalleled backdrop for any business.

It benefits from excellent transport links, with Leytonstone Underground Station just a short walk away, providing easy access to the City and Central London.

Transport Links



Leytonstone 0.1 Miles



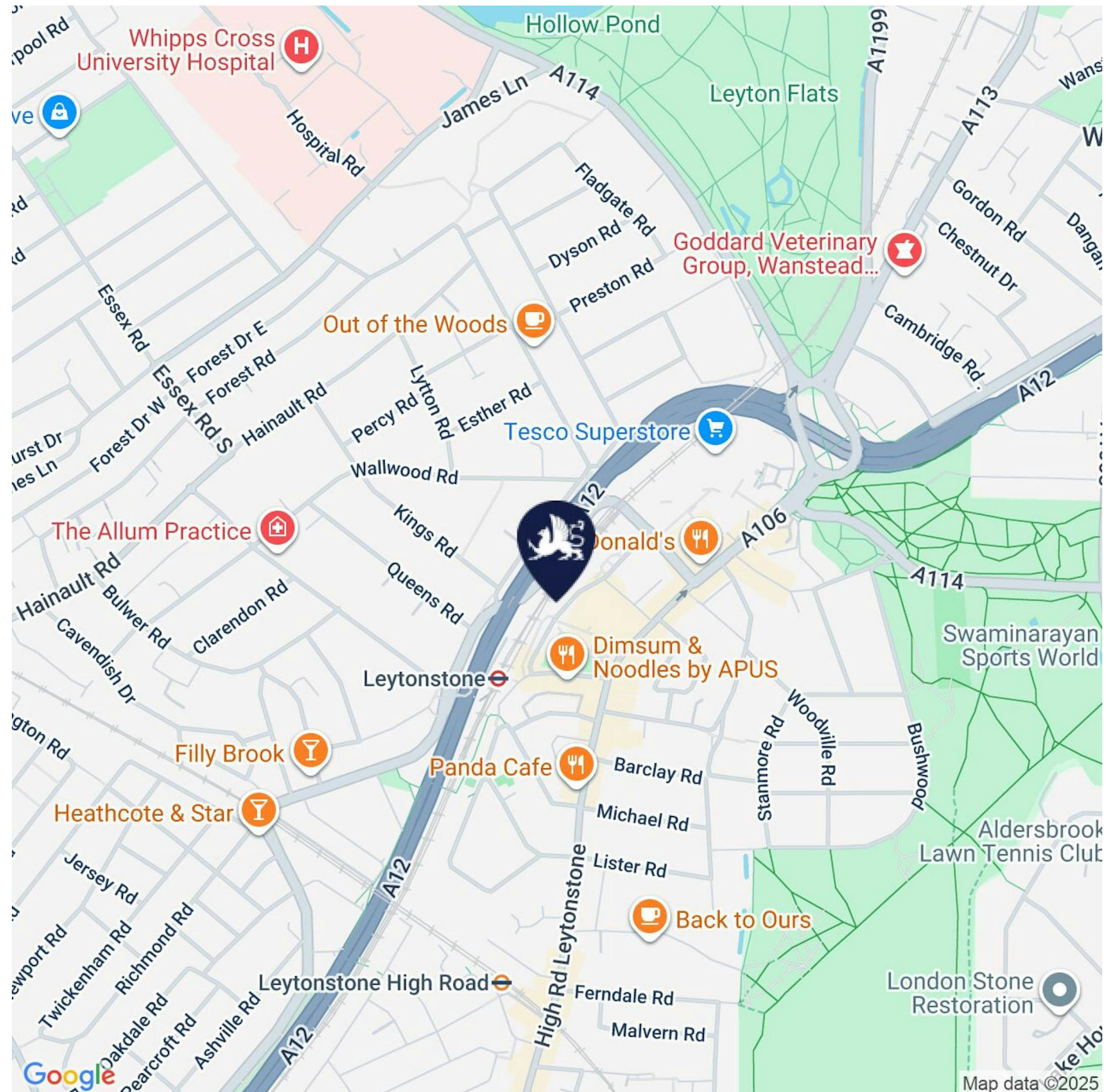
Leytonstone High Road 0.4 Miles



Leyton Midland Road 0.8 Miles



Wanstead 0.9 Miles





Accommodation

Name	sq ft	sq m	Availability
1st - Office	2,750	255.48	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£19.50 per sq ft
Rates	£6.50 per sq ft
Service Charge	£5 per sq ft
VAT	To be confirmed
EPC	B (37)

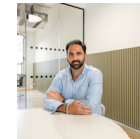
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