



TO LET

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

2,750 sq ft

Prime Leytonstone newly
refurbished office.



VIDEO TOUR

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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 host a single 2750 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

- First floor 2750 sq ft
- Newly refurbished to a modern aesthetic
- Great transport links
- Fully fitted and furnished private office
- Car parking
- Available on new lease
- 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



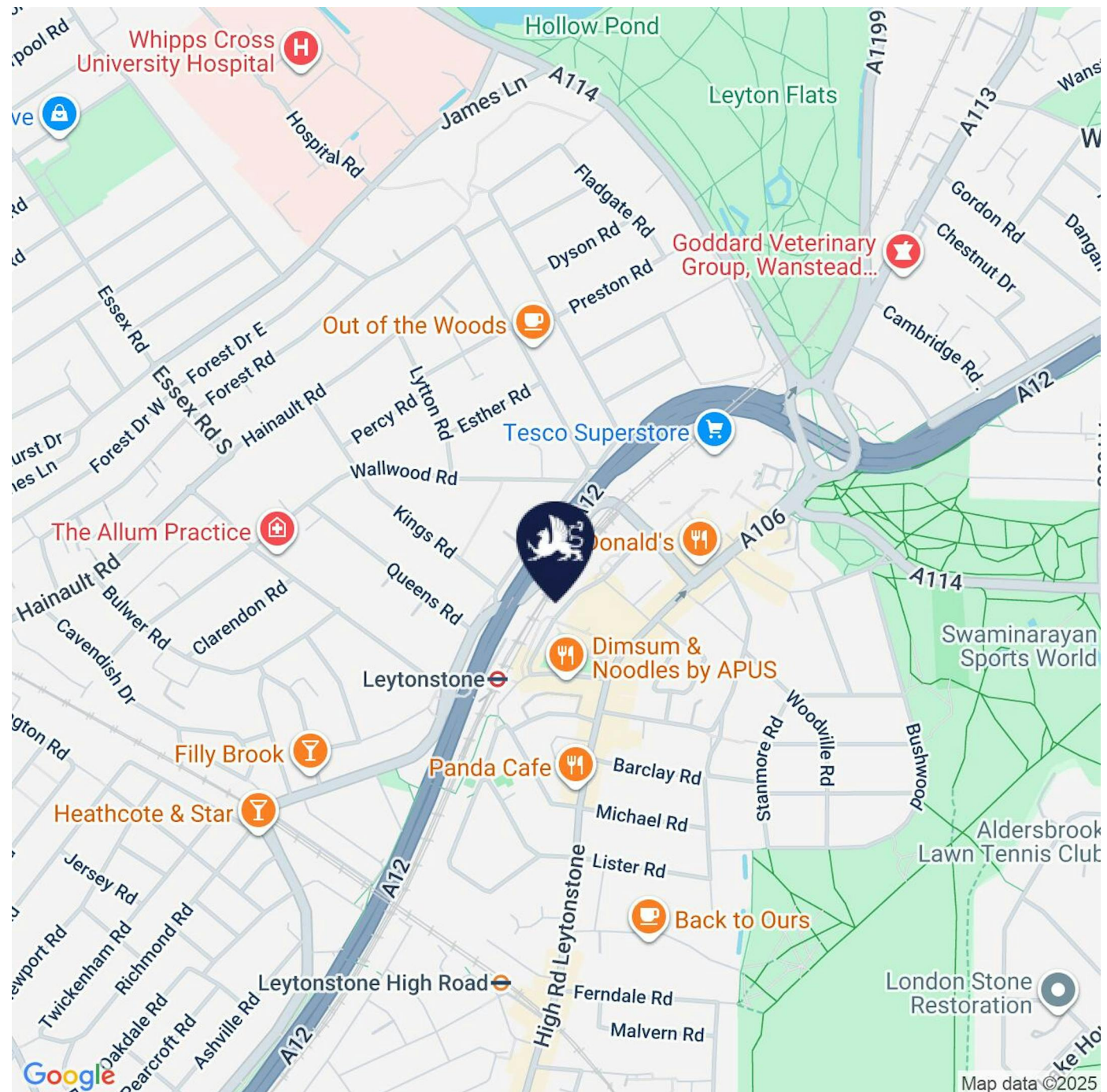
Leytonstone High Road 0.4 Miles



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	£22.50 per sq ft
Rates	£6.50 per sq ft
Service Charge	£5 per sq ft
VAT	To be confirmed
EPC	B (37)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

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