



202 Plaistow Road, London, E13 0FB

Brand-new commercial space forming part of a striking mixed-use development by Populo Living, suitable for a cafe style use within Class E.

- Prominent New Commercial Unit within Landmark Populo Living Development
- Suitable for Café use or Other Uses Subject to Planning
- Excellent Transport Links via Stratford and Plaistow Stations
- Surrounded by Significant Regeneration and Growing Residential Catchment

Summary

Available Size	2,125 sq ft
Rent	£40,000 per annum
Rates Payable	£13,722.50 per annum We recommend ingoing tenants consider a revaluation and should speak with the local authority for futher advice.
Rateable Value	£27,500
EPC Rating	A (17)

Description

The premises form part of a newly completed mixed-use development by Populo Living, providing a prominent ground floor commercial unit with full-height glazed frontages overlooking both Plaistow Road and the landscaped courtyard. The space is presented in shell and core condition, offering an attractive blank canvas for tenant fit-out. The current configuration and planning consent make the premises ideally suited to a café or coffee shop operator, benefitting from excellent visibility, good ceiling height, and direct access from the public realm. With its contemporary setting, growing residential catchment, and proximity to Stratford, the unit presents an exciting opportunity for an independent or branded food and beverage occupier to establish a new presence in this vibrant part of East London.

Location

The property is located on the west side of Plaistow Road (A112), close to its junction with Stratford High Street and a short distance from both Stratford and Plaistow stations. This well-connected location benefits from excellent transport links, including the Elizabeth, Central, Jubilee, DLR and mainline services at Stratford, providing easy access to Central London and beyond. The surrounding area has seen significant regeneration, with a growing mix of residential, retail, and community uses contributing to a vibrant local environment. Nearby amenities include Westfield Stratford City, Stratford Centre, and numerous cafés, gyms, and independent retailers, making this an ideal position for businesses seeking a prominent and accessible East London location.

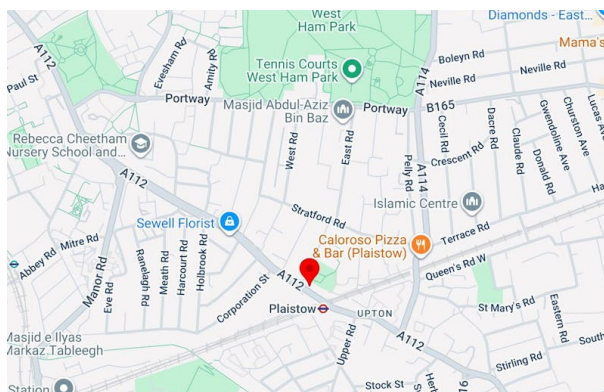
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor cafe area	2,125	197.42
Total	2,125	197.42

Legal Costs

Each party to bear their own legal costs incurred in this transaction, the applicant to provide an undertaking for abortive costs should they withdraw from the transaction



Viewing & Further Information

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