

**Bennett
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Luton**

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Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

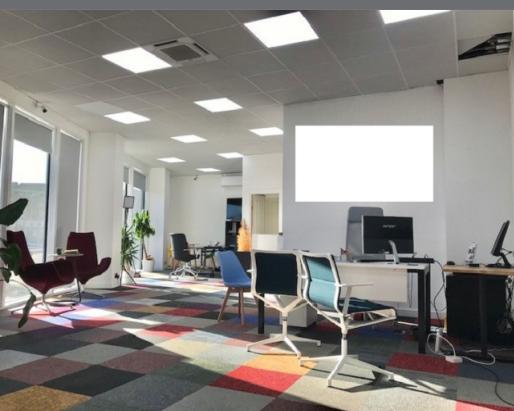


SELF CONTAINED 1ST FLOOR OFFICES

TO LET

**UNIT 1
SKY VIEW TOWER
8 HIGH STREET
STRATFORD
LONDON E15 2GR**

- Excellent natural light
- Landmark location
- 2 x temperature control units
- Air flow system
- Underfloor trunking
- Suspended ceiling with concealed LED lighting
- 1 parking space available at an additional cost

**LOCATION:**

Sky View Tower is situated on the Northern side of Stratford High Street (A118) immediately at the junction with the (A12) & overlooking Bow Roundabout / Flyover. The immediate surrounding area is the focal point of substantial regeneration & investment sitting on the edge of the Queen Elizabeth Olympic Park, delivering c. 845,000m² of mixed use and employment space. Stratford Mall and Westfield Stratford City are less than 15 minutes walk away as is the bus terminal and rail station (Central Line, DLR, Jubilee Line, Elizabeth Crossrail and National rail). London City Airport is less than a 15 minute train journey from Stratford Station. Stratford International is located approximately 1.5 miles away with frequent connections to London St Pancras & onwards to Paris and Brussels and other European Capitals via Eurostar. The property is also well appointed for the local & National road network being adjacent the (A12) with easy connections to the (A13), The City & West End to the West and South London via the Blackwell Tunnel & Essex to the East.

ACCOMMODATION:

Comprising the 1st floor of a self-contained two-storey office which totals c. 1,127sq ft (104.7sq m), presented in clear space with WC & kitchenette facilities. Access is from an entrance off High Street, Stratford. ** One car parking space can be made available – see Service Charge.

LEASE:

A new effectively FRI lease, recoverable through the service charge, is to be made available for a term of 5 years, subject to an upward only rent review at the end of the 3rd year. The lease will be granted outside the provisions of the Landlord & Tenant Act.

RENT:

£32,000pax, plus VAT, paid quarterly in advance.

BUSINESS RATES:

The ground and 1st floors are currently held under one rating assessment and are in the process of being split. For guidance purposes only we estimate the new Rateable Value for the 1st floor will be in the region of £26,000pa. It's our understanding that from April 2026 the Rate in the Pound for 'Standard Premises' will be reduced to 43.2. It is therefore estimated the Rates Payable will be c. £11,235pa. Tenants are advised to make their own enquiries.

SERVICE CHARGE:

The 1st floor is subject to a service charge of approximately £4,158.63pa (c. £3.69psf), which is recoverable by the freeholder and covers, but isn't necessarily limited to, building insurance, the external building charge, commercial management charge and the estate service charge.

** Car Parking - 1 parking space can be made available in which case the tenant will be required to cover the service charge which for the current accounting year is £1,177.48.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

POSSESSION:

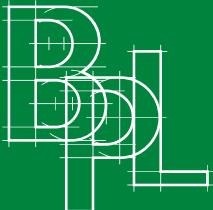
Immediate upon completion of legal formalities.

ADMIN FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

VIEWING:

Strictly by prior appointment through sole agents Bennett Phillips Luton - contact Marc Luton 020 8501 3000 Email: marc@bennetphillips.com



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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.