

**Bennett
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Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

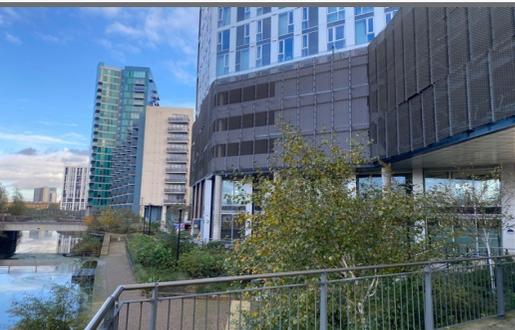
Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the 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.



RETAIL/OFFICE UNIT TO LET (CLASS E)

**GROUND FLOOR UNIT
SKY VIEW TOWERS
8 HIGH STREET
STRATFORD E15 2QR**

- **FULLY GLAZED FRONTAGE**
- **RIVERSIDE LOCATION**
- **EXCELLENT NATURAL LIGHT**
- **CLOSE TO PUDDING MILL STATION**
- **OPEN PLAN OFFICE WITH SHARED WC FACILITIES**

**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 15 minutes 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 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, South London via the Blackwell Tunnel & Essex to the East.

ACCOMMODATION:

Comprising a ground floor commercial unit having a fully glazed frontage which form the ground floor of a mixed commercial & residential scheme. 300sq.ft of open plan recently redecorated accommodation suitable for a variety of uses. 24 hour access is provided via main reception of sky view tower. Tenant will also have the right to install a dedicated entrance from external walkway if required (subject to planning / building regulations). Shared WC facilities, Electric Heating, carpeting. Access via main reception of sky view tower.

LEASE:

A new Full Repairing and Insuring Lease is to be made available for a term to be agreed, subject to periodic upward only rent reviews.

RENT:

£10,000per annum

RENTS ARE SUBJECT TO VAT AT THE PREVAILNG RATE

SERVICE CHARGE:

Approximately £2.00 per square foot plus utility costs.

BUSINESS RATES:

To be Assessed

LEGAL COSTS:

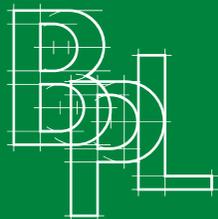
Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Simon Phillips - simon.phillips@bennettphillips.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.