

REAL ESTATE ADVISORS



89-93 Woodgrange Road, Forest Gate E7 0EP

SIX COMMERCIAL UNITS (FLEXIBLE CLASS-E) WITHIN NEW ARCADE AVAILABLE TO RENT

(237-2,671 SQFT)

Summary

- Six, shell & core commercial units (Class-E) to rent within new arcade, below quality development on Woodgrange Road, Forest Gate
- Located **0.1 miles** from **Forest Gate Railway Station** (**Crossrail/Elizabeth Line**) providing **direct trains** to Stratford (4 mins) and Liverpool Street Station (13 mins)
- Practical completion is set for April 2023
- Units to be delivered in **shell and core condition**, with **utilities connected** (water & electric)
- Properties arranged as collection of 6 units varying in sizes (237-614sqft), with 2,671sqft available in total
- Affordable headline rents starting at £10,000pax (£30.00psf) and up to £18,500pax (£40.00psf) per unit



Description

These six attractive units, available to rent are located on the ground floor of a new development by Arbery Properties. Practical completion for the scheme is proposed for April 2023.

Units A & B are at the front of the scheme with Unit C located within the central core, accessed directly via Woodgrange Road. Units D, E and F are situated to the rear of the development and can all be accessed via Whitehall Place.

All six units are being offered in **shell and core condition** with capped services (water and electric). The properties will be ready for an incoming occupier to **fit out as per their requirements**. The properties benefit from the new flexible Class-E use, so would be suitable for a range of users including **retail and offices**.

Location

The property is located on Woodgrange Road within one of Newham's most vibrant district centres of Forest Gate.

Being on a **busy high street** the immediate surroundings comprise of a parade of shops with a variety of occupiers.

Forest Gate Railway Station (Crossrail/Elizabeth Line) is just 100 yards away and provides direct trains to Stratford (4 mins) and Liverpool Street Station (13 mins).

Wanstead Park Railway Station is just 0.1 miles away (2 mins walk) providing overground services across the centre of London.

The new **Elizabeth line** allows direct transfers into the heart of London, also bringing with it significant regeneration surrounding the station with **modern bars** and eateries.



Properties & Terms Available

Each unit will offer a new FRI lease direct with the landlord. Offers invited with breakdown for individual units as shown below.

Unit/Tenant	Retail Class	Tenant Use	Size	Rent
Unit A - Commercial	Class E(a) or E(b)	Retail	237sqft	£10,000pax (£40.00psf)
Unit B - Commercial	Class E(a) or E(b)	Retail	377sqft	£15,000pax (£40.00psf)
Unit C - Commercial	Class E(a), E(c) or E(g)	Office / Studio	431sqft	£13,000pax (£30.00psf)
Unit D - Commercial	Class E(a), E(c) or E(g)	Office / Studio	614sqft	£18,500pax (£30.00psf)
Unit E - Commercial	Class E(a), E(c) or E(g)	Office / Studio	517sqft	£15,500pax (£30.00psf)
Unit F - Commercial	Class E(a), E(c) or E(g)	Office / Studio	495sqft	£15,000pax (£30.00psf)

Shell & Core

The developer will be delivering the units in shell and core condition, which will in turn allow occupiers to carry out their fit out to suit their intended use.

Further Information

Floor plans are available upon request.

Business Rates

The property is yet to be rated by the VOA.

Due to property size, these properties may be subject to a discount under the **Small Business Rates Relie**f scheme if your company is eligible.

We recommend interested parties make enquiries with **Newham Council** regarding likely annual rates payable.

CONTACT US

- Sea Building, Great Suffolk Yard,
 127 Great Suffolk Street
 London SE1 1PP
- **44** (0) 207 125 0377
- <u>info@henshallandpartners.co.uk</u>
- www.henshallandpartners.co.uk





Important Notice

rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Re No: 10712199). Registered address: Onega, 112 Main Road, Sidcup DA14 6NE.