



HENSHELL & PARTNERS

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

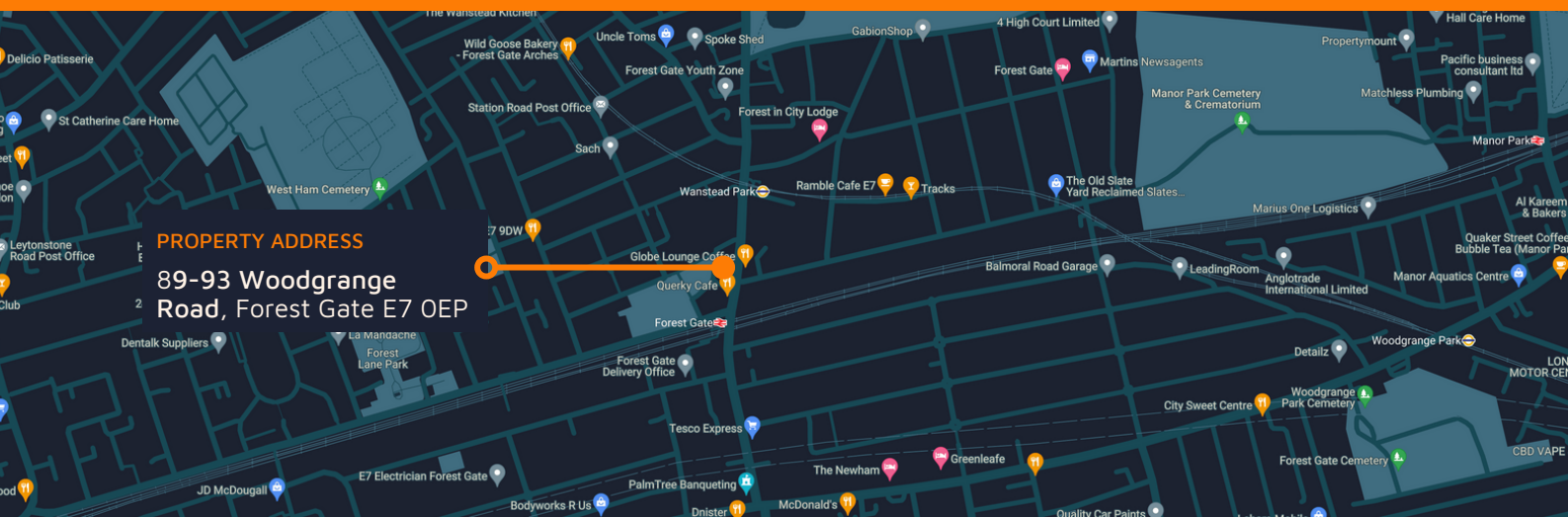
The property is located on Woodgrange Road within one of Newham's most vibrant district centres of Forest Gate.

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.

PROPERTY ADDRESS

89-93 Woodgrange
Road, Forest Gate E7 OEP

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 Relief** scheme if your company is eligible.

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



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