



Ground Floor And Basement

82 Woodgrange Road, Forest Gate, London, E7 0EW

**RETAIL UNIT - FOREST
GATE, E7
AVAILABLE MAY 2023**

663 sq ft
(61.59 sq m)

- Close to Forest Gate (Crossrail) station
- Ideal retail/office layout
- £22,000 per annum - NEW LEASE
- Ground floor 455 sq ft + Basement 208 sq ft
- Diverse East London location

Ground Floor And Basement, 82 Woodgrange Road, Forest Gate, London, E7 0EW

Description

Floor areas – Ground floor 455 sq ft plus Basement 208 sq ft – Total of 663 sq ft

Ideal opportunity to secure a retail/office very close to Forest Gate rail station

Attractive boutique frontage/facia

Located in a mixed use local retail parade

Open plan layout over ground and basement floors

High ceiling height on the ground floor – 2.9 metre

Attractive interior – exposed brickwork on both floors

Ready for tenant fit out

New lease direct from the Landlord

Lots of passing traffic – Woodgrange Road connects to Romford Road(A11)

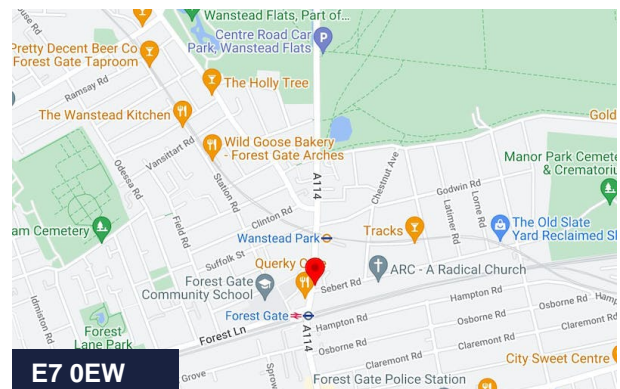
All new tenancies subject to a minimum 3 month rent deposit and rent paid quarterly in advance

The unit is within the London Borough of Newham

Location

The unit is located on Woodgrange Road – close to the junction with Sebert Road.

Forest Gate (Crossrail) station is diagonally opposite the unit and Wanstead Park London Overground is also within 2 minutes walk.



Summary

Available Size	663 sq ft
Rent	£22,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (69)

Viewing & Further Information



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