



TO LET

**19 Waterden Road,
London, E20 3AN**

2,646 sq ft

**Fitted corner E class
premises**



VIDEO TOUR

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Description

This ground floor unit offers 2,646 square feet of space and is ideal for a variety of retail and office occupiers. The open-plan layout, currently in shell/core condition is ready for tenant fit out. A new frontage is due to be installed in November 2023.

New Lease will be issued direct from the Landlord. All new Leases are subject to a minimum three month rent deposit and rent will be due quarterly in advance. Rent and Service Charge are both subject to VAT.

Location

The unit is located on the junction of Waterden Road and Copper Street, a prominent corner of this development, and close to the Copper Box Arena - <https://copperboxarena.org.uk/events> - where there is a high volume of passing road traffic and high footfall at event times.

Key points

- Ground floor unit - 2,646 square feet
- Prominent junction
- Open plan layout
- Ready for tenant fit out/occupation
- Rent £79,000 per annum exclusive
- Ideal for a variety of retail and office occupiers





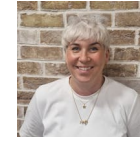
Accommodation

Name	sq ft	sq m	Availability
Ground - AGF 3	2,646	245.82	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£79,000 per annum
Rates	On application
Service Charge	£4,301 per annum
VAT	On application
EPC	B (38)

Viewing & Further Information



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