



**TO LET**

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

**2,646 sq ft**

**Fitted corner E class  
premises**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





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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.

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.

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## 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.

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## 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







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## Accommodation

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

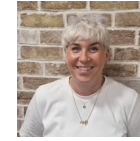
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## Rents, Rates & Charges

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

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## Viewing & Further Information



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