

## TO LET

19 Waterden Road, London, E20 3AN

2,646 sq ft

Fitted corner E class premises





# **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.

#### 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

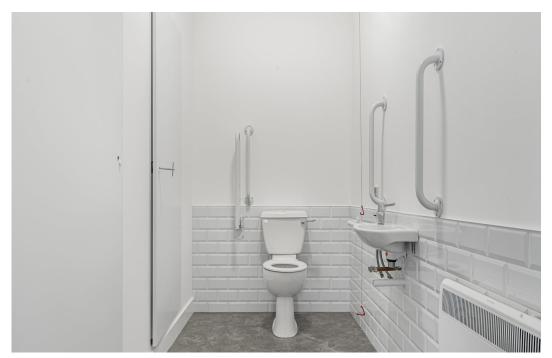












#### Accommodation

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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