



TO LET

**Units 1 & 2, 32/34 Osier
Way, London, E10 5SB**

2,534 sq ft

**Class E - Retail/Office
Unit**



VIDEO TOUR

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Description

E CLASS COMMERCIAL USE UNIT

The units benefit from :

Ground floor - 1545 sq ft

Part first floor mezzanine level - 989 sq ft

Total floor area - 2534 sq ft

Attractive return frontage

Ceiling Heights - Full height 5.5 metre, Ground floor 2.7 metre, 1st floor Mezzanine 2.5 metre

Lots of natural light and an open plan layout

3 Phase Electricity supply

Ideal for a variety of retail/office occupiers

All new tenancies subject to a minimum 3 month Rent deposit and Rent will be due quarterly in advance

Rent is subject to VAT

Service Charge - To be confirmed

3 Phase Electricity

5, 10 and 15 year lease terms will be considered

A wide range of Retail and Office uses will be considered

The unit forms part of Pocket Living's Osier Way E10 development which comprises of 197 new, one, two and three bed, energy efficient homes. Further new residential developments have completed and are nearing completion within a few minutes walk.

Taylor Wimpey are currently developing 750 new homes in close proximity This scheme will also include a range of community and leisure facilities, together with a new public square.

This unit presents an opportunity to become established in an emerging East London regeneration location.





Rents, Rates & Charges

| | |
|----------------|-------------------|
| Lease | New Lease |
| Rent | £42,000 per annum |
| Rates | On application |
| Service Charge | On application |
| VAT | On application |
| EPC | A (15) |

Viewing & Further Information



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