



TO LET / FOR SALE

**New Willow Studios,
208 Plaistow Road,
London, E13 0AL**

4,875 sq ft

**Prominent Contemporary
Commercial Ground Floor
in Plaistow For Sale/For
Rent**



Description

Comprising the entire ground floor of a contemporary mixed use development. The floor is currently arranged as 18 self contained units ranging from 108 sq ft - 495 sq ft but could offer a single open plan floor plate with further investment. The units are delivered to a high standard with each unit benefits from good ceiling heights and natural light via full height windows. Laminate wooden flooring throughout, central heating and tea points with 4 modern WC's. The floor also benefits from a private wrap around perimeter terrace. There is secure underground bike storage and potential for parking upon separate negotiation. Would suit a variety of occupiers from workspace providers to showroom occupiers.

Location

Prominently located on Plaistow Road, a short walk from Plaistow Station offering both Hammersmith & City and District lines offering easy access into the City and beyond.

The immediate area has seen a number of new developments complete delivering a new hub of residential and commercial occupiers.

Key points

- Totalling 4,875 sq ft
- Contemporary finish throughout
- Currently configured as 18 contained units but could be large open plan layout if required
- High ceilings
- Great natural light
- Outdoor terrace
- Bike Storage
- Parking available on separate negotiation





Accommodation

Name	sq ft	sq m	Availability
Ground	4,386	407.47	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£19.50 per sq ft
Price	£1,100,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (26)

Viewing & Further Information



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