



TO LET / FOR SALE

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

4,386 sq ft

Prominent contemporary
commercial ground floor
premises in Plaistow for
sale or 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 square feet - 495 square feet, but could offer a single open plan floor plate with further investment. The units are delivered to a high standard with each unit benefiting from good ceiling heights and natural light via full height windows. With laminate wooden flooring throughout, central heating and tea points, there are also four modern WCs. The floor also benefits from a private wrap around perimeter terrace, secure underground bike storage and potential for parking upon separate negotiation. The premises 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 providing easy access into the City and beyond.

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

Key points

- Total space - 4,386 square feet
- 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



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 04/11/2024