

1450 sqft of A1 unit space available with a 15 year lease, conveniently positioned close both to Manor Park and East Ham Stations. Call Estateology today for further information regarding this exciting opportunity.

## Key features

- Approx 1450 sq ft
- Rates - £7200 PA
- Rent - £16,000 - £18,500 PA
- High Street Location
- Arranged Over Two Levels
- Premium/ Goodwill: £40,000 - £55,000
- Potential To Extend (STPP)
- A1 Usage

Excellent opportunity to acquire the 15 year lease of this visible and prominent single fronted A1 unit spanning circa 1450 sq ft in size, located along a busy high street, offering great access to both Manor Park (TFL Line) and East Ham (Hammersmith & City Line & District Line) stations respectively. Arranged over to two floors, the premises features a wonderful, spacious basement storage area spanning circa 450 sq ft while the upper floor is approx 1000 sq ft incorporating a further storage area, office, separate W/C and paved courtyard to the rear. Available on a 15 year lease, the property also has scope for further expansion subject to planning permission. Call Estateology today for further information regarding this exciting opportunity.

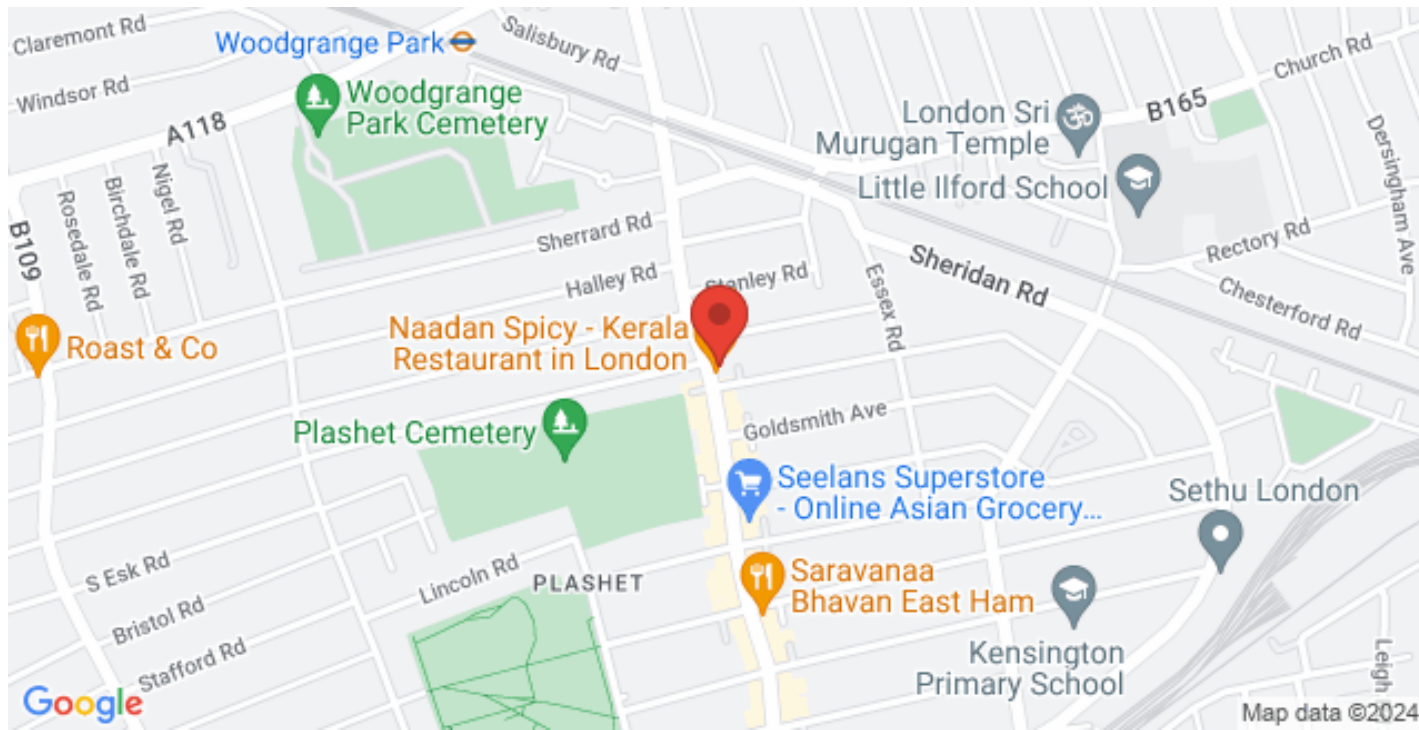
Shop Floor Landing: 67'00 x 12'47

Tiled flooring throughout, door leading to the lower basement area

# High Street North, Manor Park, London, E12

Guide Price: £1,300 - £1,600 PCM. Fees apply





🚗 1

## High Street North, Manor Park, London, E12

☎ 020 3422 2333 ☎ 020 3422 2333

✉ hello@estateology.com

- 📍 25 Roman Road, Bethnal Green, London, E2 0HU
- 📍 29th Floor, One Canada Square, Canary Wharf, London, E14 5DY

© 2024 Estateology Company registration no. 9628198. Registered office: 555-557 Cranbrook Road, Gants Hill, Ilford, Essex, IG2 6HE

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.