

# **TO LET - Class E premises**

GROUND FLOOR PREMISES TOTALLING 9,716 SQ FT GIA

2 Angel Lane, Stratford E15 1FF

## Location

The unit is situated in Stratford, at the junction of Angel Lane (A112) and Great Eastern Road (A118), within the London Borough of Newham.

Stratford has undergone a large amount of regeneration since before the Olympic Games in 2012 and is now well recognised as a strategic location for offices (International Quarter), shopping and dining (Westfield Shopping Centre) and sports (Olympic Park).

Over the years, there has also been a large amount of residential and student housing-led schemes, which has helped continue that regeneration. The property also benefits from various hotels nearby and the Stratford Centre Shopping Mall.

#### Nearby occupiers include:

- Roof East
- Nando's
- Ibis Hotel
- Moxy
- London Stratford

- Theatre Royal Stratford East
- Westfield Shopping Centre
- Stratford Centre Shopping Mall
- University of East London
- Pure Gym



## Transport

Transport links for the property are excellent, with various bus routes running along the A112 and A118. Stratford International, Stratford Underground and Maryland Stations are all within a short distance of the property. Local amenities for the area are superb, with Westfield Shopping Centre located approximately 350 metres from the property.

#### Travel Times from Stratford

- Canary Wharf 13 Minutes
- Liverpool Street 14 Minutes

City Airport - 30 Minutes

Bond Street - 15 Minutes



## Description

The property is currently in a shell and core state with capped services and benefits from a large frontage onto Angel Lane. The unit is arranged over the ground floor only.

Size

Ground floor 9,716 sq ft / 902.6 sq m





### 2 ANGEL LANE, STRATFORD E15 1FF

TermsAvailable on a new FRI lease direct<br/>from the landlord at a rental of  $\pounds 20$ <br/>per sq ft. The lease will be outside the<br/>Landlord and Tenant Act 1954.

Business Rates	To be assessed.
VAT	The premises are elected for VAT.
EPC	A22.
Service Charge	Estimated at circa £10,000 per annum.



## **Further Information**

Please contact the landlord joint sole agents Strettons or Torridon on

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