

# TO LET

## INDUSTRIAL/OFFICE PREMISES

Approx. 3,284 sq ft (305.11 sq m) On site of 0.186 Acres



**2A Wanlip Road  
Plaistow  
London  
E13 8QP**

- Former builders yard and offices/workshop
- Recently refurbished
- Secure gated site
- Suitable for a variety of businesses

See important notice overleaf

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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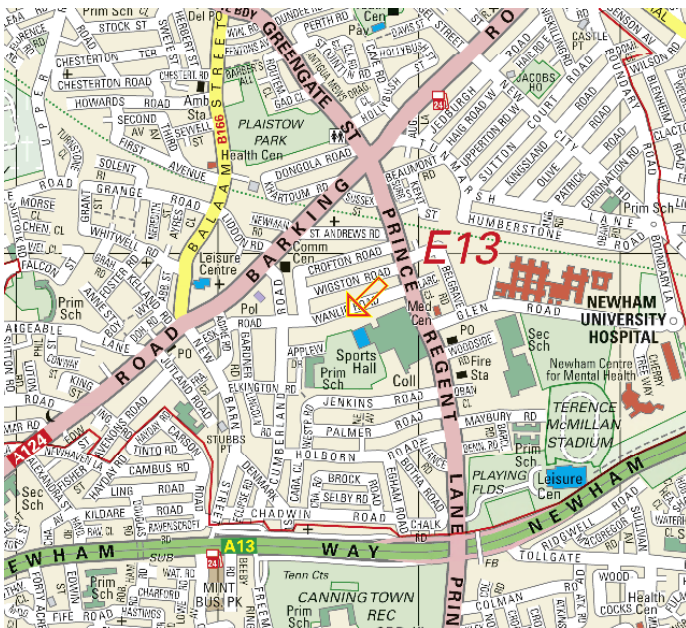
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## Description

This detached secure property recently refurbished comprises a 2 storey office building interconnecting with single storey business/industrial space. Features include new gas central heating, Cat 2 lighting, double glazing, 3 phase power, under floor trunking, security grilles, attic storage via stairs, kitchen and shower room and cloakroom facilities.

## Location

The property is located on the south side of Wanlip Road close to its junction with Cumberland Road which connects with the A124 (Barking Road) and then on to the A13 Newham Way. Plaistow Tube Station (District Line) is 0.6 miles distant and Upton Park and West Ham Tube Stations (District Line) are circa 1 mile distant.



## Energy Performance Certificate (EPC)

Rating: C72

The full EPC and recommendation report can be viewed and downloaded from our website

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground Floor Office	903	83.92
Ground Floor Industrial Storage Rooms	872	81.00
First Floor Offices	406	37.78
Brick Storage Outhouse	1,058	98.32
	44	4.09
<b>Total</b>	<b>3,284</b>	<b>305.11</b>

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

£35,000 pa exclusive

All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT**

## Business Rates

Rateable value 2017/2018 £22,750

Rates payable £10,601.50

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Bowyer Bryce

Property Ref: 013736

## Contact



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**North London/North M25 Office 96 Silver Street Enfield EN1 3TW**

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