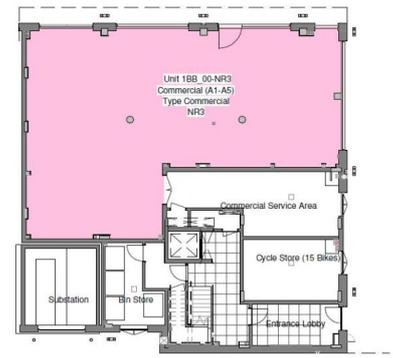


New Class A1-A5 Retail Units

Chobham Manor

10 Olympic Park Avenue, Stratford, E20 1FT



TO LET

Ground Unit 1B-B | Area: 1,871.00 sqft (173.82 sqm) | Rent PAX: £37,420.00

LOCATION:

Chobham Manor is situated between the Lee Valley Velodrome (attracts 830,000 visitors a year and East Village (home to 7,500 people) a short walk from Westfield Stratford City. Chobham Manor itself will contain 850 new homes, which along with the other numerous developments in the area will see the number of visitors to the area increase tenfold.

Other points of interest in the immediate vicinity are Here East, which contains over 1,000,000 sq ft of offices and retail, as well as The London Stadium which is home to West Ham Football Club and hosts a number of other sports events and concerts.

The area is well served by public transport with Stratford International (DLR and Eurostar) 5 minutes walk to the south and Stratford Station (Central Line, Jubilee Line, DLR and Overground services) situated on the other side of Westfield. There are also numerous bus routes serving the area.

Cont'd

10 Olympic Park Avenue, Stratford, E20 1FT

DESCRIPTION:

The units are all arranged over ground floor only in this brand new development. They are being offered in a shell condition with capped off services and a boarded up shopfront. All of the units possess Class A1-A5 uses, however interest subject to a change of use to Class B1, D1 or D2 may be considered subject to planning.

AMENITIES:

- Brand new shell units
- Potential for a range of uses
- 8,000+ residents within 0.5 mile
- Close to Westfield and the Velodrome
- Generous Frontages
- Many new developments in the vicinity

AVAILABILITY:

FLOOR	AREA SQ FT	AREA SQ M
Floor Area	1,871.00	173.82
TOTAL	1,871.00	173.82

TENURE: The unit is available by way of a new lease directly from the landlord.

RENT PAX: £37,420.00

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: TBC

SERVICE CHARGE: TBC

VAT: TBC

RATES PAYABLE: The unit has just been built therefore it is not listed for business rates yet. Interested parties are advised to make their own enquiries with the local authority.



CONTACT:



Max Taylor-Smith
020 3370 4334
max@cfcommercial.co.uk



Craig Fisher
020 3216 3911
craig@cfcommercial.co.uk