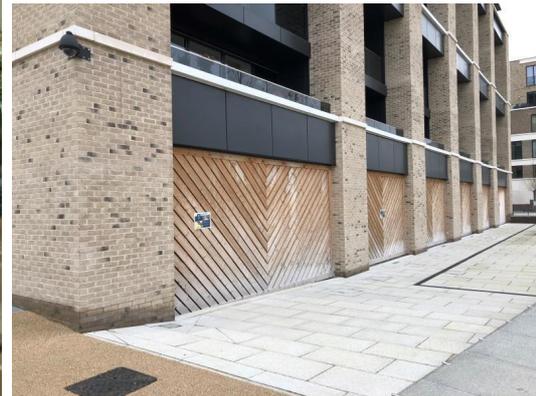


## New Class A1-A5 Retail Units

### Chobham Manor

10 Olympic Park Avenue, Stratford, E20 1FT



## TO LET

### Various Sizes Available

#### 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:

UNIT	SIZE SQ FT	SIZE SQ M	RENT PSF	RENT PAX
Ground Unit 1D-D(A)	2,082.00	193.42	£20.00	£41,640.00
Ground Unit 1D-D(B)	1,799.00	167.13	£20.00	£35,980.00
1D-D Total	3,881.00	360.56	£20.00	£77,620.00

### TENURE:

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

**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.

**EPC:** TBC

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

**VIEWING:** By appointment with sole agents CF Commercial

**SERVICE CHARGE:** TBC



### CONTACT:



**Max Taylor-Smith**  
020 3216 3912  
[max@cfcommercial.co.uk](mailto:max@cfcommercial.co.uk)

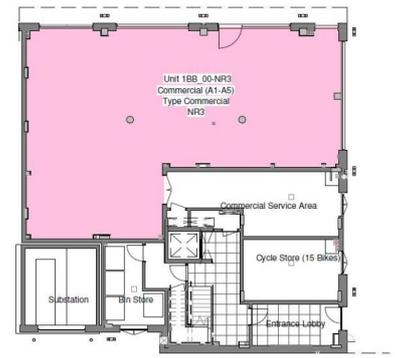


**Craig Fisher**  
020 3216 3911  
[craig@cfcommercial.co.uk](mailto:craig@cfcommercial.co.uk)

*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.

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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
<b>TOTAL</b>	<b>1,871.00</b>	<b>173.82</b>

**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:



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