



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Upton Lofts, 11-13 Upton Lane, Forest Gate, London E7 9PA

Unique Commerical Unit Available to Buy or Rent in Forest Gate (560sqft)

SUMMARY

- Flexible **commercial unit (Class-E)** available **to buy or rent** on **Upton Lane**
- The property is located on the **ground floor** beneath a new quality mixed-use development '**Upton Lofts**' comprising 10 apartments and 3 houses
- Development completed by **GS8 Developments** with **PC set for Q4 2021**
- Just 0.3 miles to **Forest Gate Railway Station** (Crossrail/ Elizabeth Line) providing direct trains to Stratford and Liverpool Street Station
- We are inviting offers **in excess of £14,000pax (£25.00psf) to rent** or **£225,000 (£401psf) for sale**



DESCRIPTION

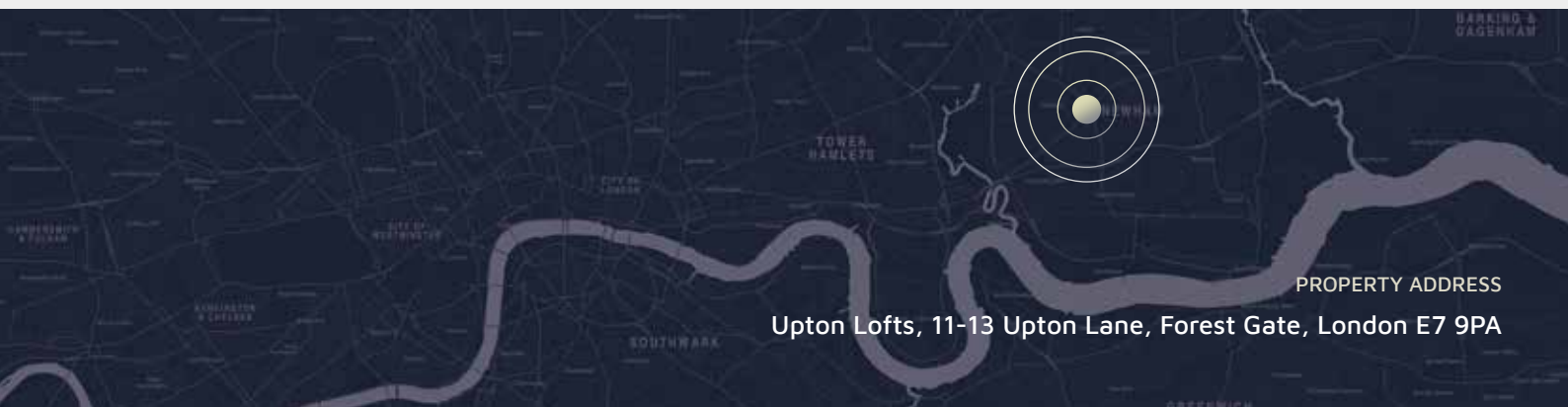
We are delighted to offer the opportunity for **investors and owner occupiers** to secure their own **brand-new commercial unit** in an exciting new development. The property benefits from a **flexible use (Class-E)** and is available **either to rent or purchase**. Accommodation is located on the **ground floor** and measures **560sqft (NIA)**.

We are offering the unit in **shell and core condition** with capped services (water and electric). Likely suitors might include **restaurateurs, retailers, cafés or office users** who will benefit from excellent **corner frontage** and **exposure**.

LOCATION

The property is located on the corner of **Upton Lane** and **Vale Road** and within one of Newham's most vibrant district centres of Forest Gate. It is just a short **4-minute walk to Forest Gate Railway Station** (Crossrail/ Elizabeth Line) providing direct trains to Stratford (4 mins) and Liverpool Street Station (13 mins).

The new **Elizabeth line (Jan 2022)** will allow direct transfers into the heart of London, also bringing with it significant regeneration surrounding the station with new bars and eateries. The unit is a short 9-minute walk away from both **Wanstead Park** (north) and **West Ham Park** (south), which boasts large spaces for both activities and inspiring walks around its ponds and lakes.



FURTHER INFORMATION

Floor plans and further details on the overall scheme are **available upon request**.

BUSINESS RATES & SERVICE CHARGE

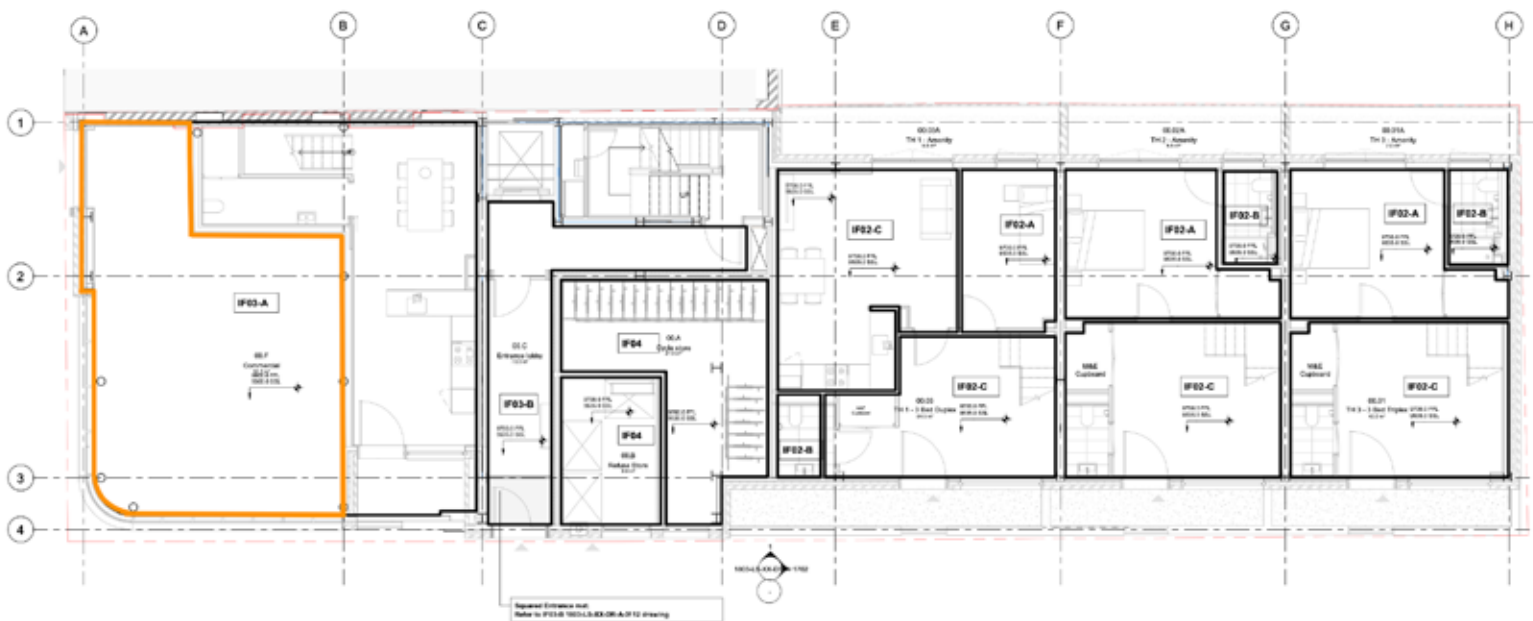
The **property is yet to be rated by the VOA**.

We recommend interested parties make enquiries with Newham council regarding likely annual rates payable.

TERMS

We are inviting **offers in excess £14,000pax (£25.00psf)** for a **new FRI lease** which will be direct with the landlord. Our client will also expect a minimum of **6-months' rent deposit** to be held for the duration of the term.

Our client would consider selling the unit on a **new 999-year lease** with **offers in excess of £225,000 (£401psf)**.



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