



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

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

Summary

- **Flexible commercial unit** (Class-E) available **to rent** on **Upton Lane**
- Subject unit is on the **ground floor** extending **560sqft**
- Property located beneath a new boutique development by GS8 Developments comprising **9 apartments and 3 townhouses**
- Just **0.3 miles** from **Forest Gate Railway Station** (Crossrail/ Elizabeth Line) providing direct trains to Stratford (4 mins) and Liverpool Street Station (13 mins)
- We are inviting offers in excess of **£22,500pax (£40.00psf) to rent**



Description

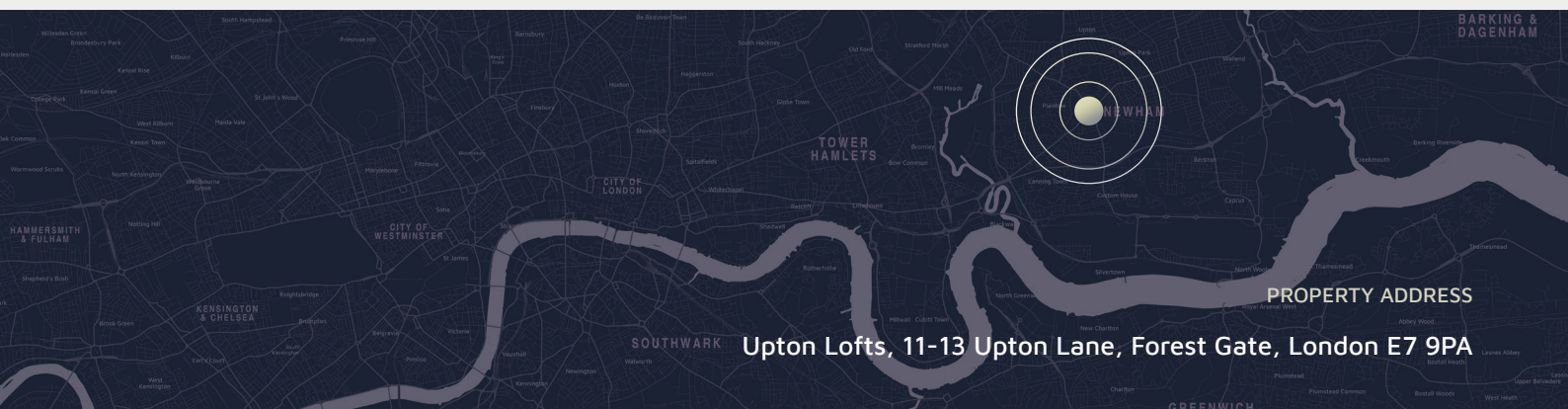
A rare and exciting opportunity for an occupier to secure **prime commercial** space in an exciting new development. The subject property benefits from a **flexible use (Class-E)** and is available **to rent**. Accommodation is laid out over the **ground floor** and extends **560sqft (NIA)**.

We are offering the unit in **shell and core condition** with capped services (water and electric). The end user is likely to be an **office user, bespoke café or take-away restaurant operator** 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. The immediate surroundings comprise a mix of both commercial and residential uses, with a parade of shops and amenities available on Upton Lane and terraced houses in period style on Vale Road.

Forest Gate Railway Station (Crossrail/ Elizabeth Line) provides 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.



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Further Information

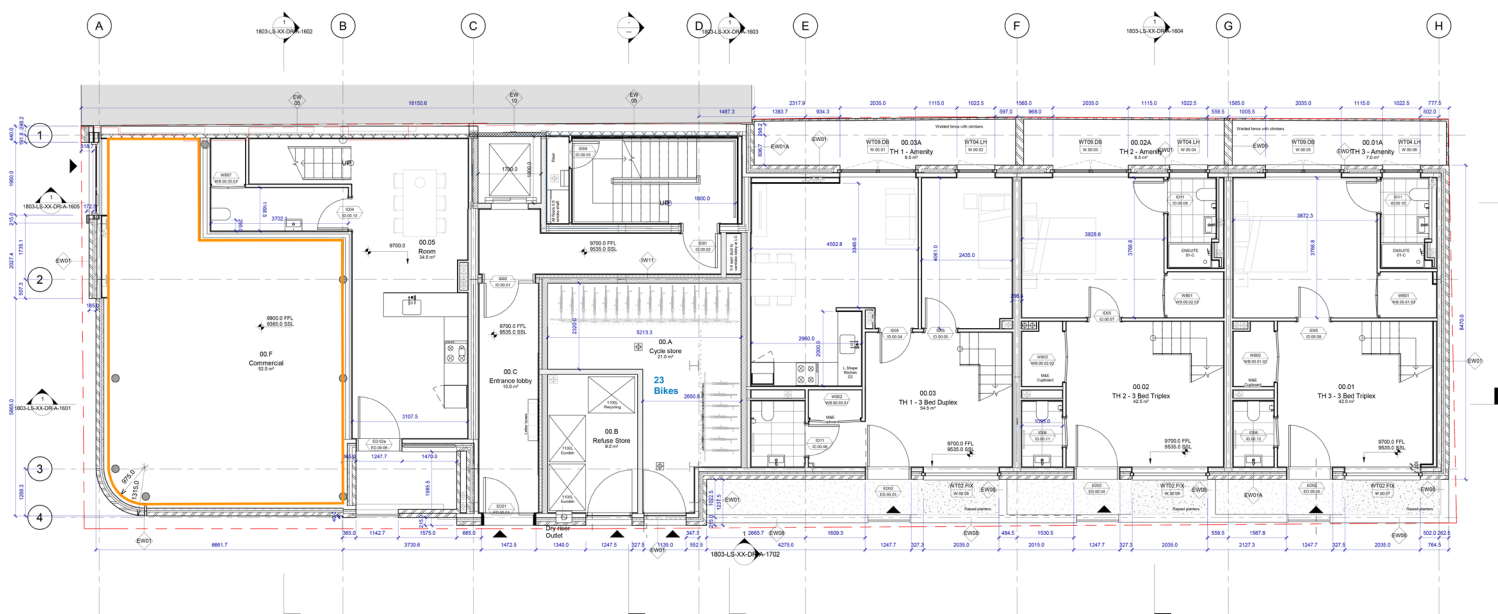
Floor plans and further details on the overall scheme are **available upon request**.

Business Rates

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 £22,500pax (£40.00psf)** 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.



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