Compton

London Fields
47-49 Tudor Road
E9 7SN

Self-contained, warehouse style office available to let or for sale with a large loading bay and 9 car parking spaces.

For Rent / For Sale
4,725 ft^2

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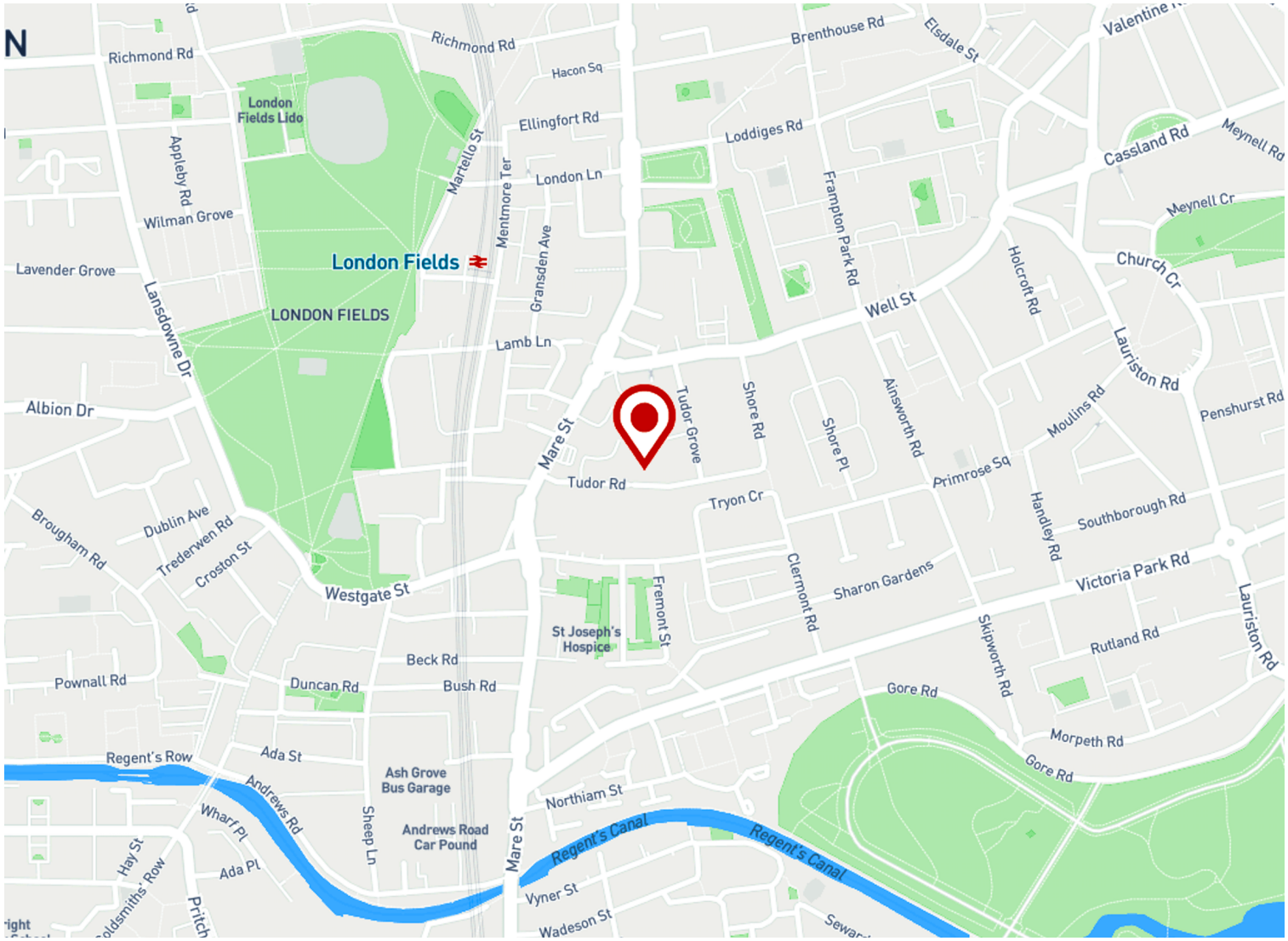

Location

Tudor Road is located immediately east of Mare Street in the heart of the popular London Fields district. In addition, the fashionable Broadway Market is located nearby with its superb selection of restaurants and cafes. The area has become an affluent residential location with a variety of up and coming office occupiers.

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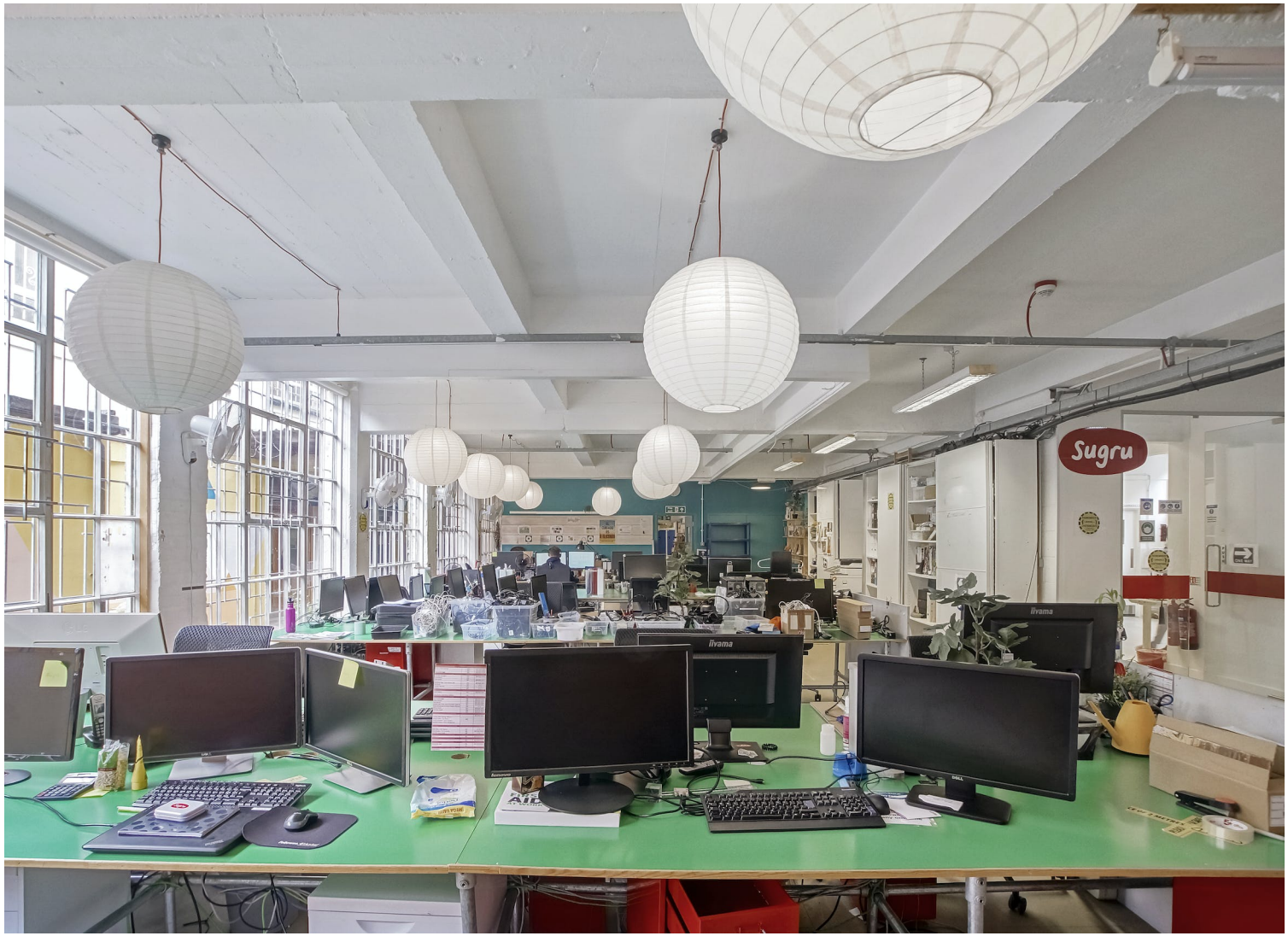

Ground Floor

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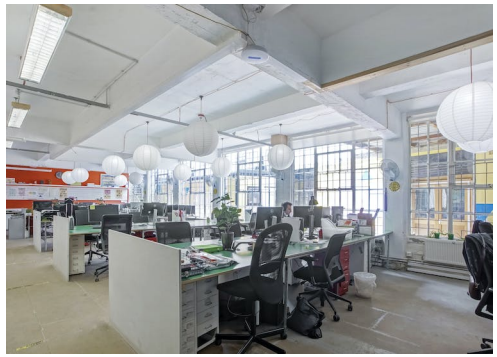

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Amenities

- Self-contained warehouse style office
- Up to 9 car parking spaces available
- x2 Industrial rolling shutters opening into large loading yard
- Two entrances on Tudor Road and Well Street
- Demised WC's and shower facilities
- Excellent natural light
- Central heating
- Large industrial style windows
- Open plan offering
- Perimeter trunking

Description

This former industrial building has been refurbished to provide a fantastic, self-contained, commercial unit on the ground floor of 47 Tudor Road, in addition to rear access via Well Street. The vast, open-plan floorplate offers any potential occupier flexibility in design and fitout, with the ability to add and or remove partitions, as well as opening up the loading bay. This loading bay offers a massive advantage to tenants, with a double width and good ceiling heights, that lead into a massive loading yard, which also include up to 9 parking spaces.

The loading yard comes equipped with 9 parking spaces, all available with the unit itself, fully accessible via the rear of the building through Wells Street. Any loading, parking and deliveries are made exceptionally easy through the yard and the bay.

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Content

View on Website

Viewings

Strictly via Compton or our joint agent Belcor.

Terms

New Full Repairing and Insuring lease directly From the Landlord.

Business Rates

Interested parties are advised to make their own enquiries directly with the local authorities.

VAT

VAT is not applicable.

Sale

The premises are offered for sale on the basis of a new 999 year long leasehold interest, subject to a peppercorn rent.

Freehold

The freehold interest may also be available with the benefit of income from the ground rents of 19 apartments, equating to £5,700 per annum.

The ownership of 9 car parking spaces is also with the freehold interest.

Further information available upon request.

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground	4,725	£25	£2,400,000	£3.64	£2	£30.64	£12,064.50	£144,774	Available

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Shaun Simons
ss@compton.london
07788 423131

Andy Gilbert
ag@compton.london
07519377562

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