



3 Woodman Parade, Woodman Street, London, E16 2LL

Mid terrace retail unit situated within local retail parade, suitable
for a variety of uses within Class E

- 329 sqft of retail space available on a new lease
- Ingoing tenant may be eligible for small business rates relief
- Sitting in the heart of a local parade, benefitting from a strong local catchment
- Attractive rent for new and expanding businesses

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Summary

Available Size	329 sq ft
Rent	£8,000 per annum
Rates Payable	£1,996 per annum The property may be eligible for small business rates relief, therefore it is recommended that the incoming tenant enquire with the local rating authority.
Rateable Value	£4,000
EPC Rating	Upon enquiry

Description

3 Woodman Parade is moderately sized with minimal partitioning, allowing for easy reconfiguration to meet specific business requirements. The space is fitted with durable, easy-to-maintain flooring, multiple power outlets which are conveniently located along the walls, offering flexibility for arranging office equipment, workstations, or other necessary electrical devices. Additionally, the property's straightforward layout ensures easy movement within the space, which is essential for both staff efficiency and customer accessibility.

Location

3 Woodman Parade is nestled in a vibrant commercial area, surrounded by a mix of established businesses, eateries, and retail stores. The property is in close proximity to key transport links, including the Docklands Light Railway (DLR) and major bus routes, ensuring ease of commute for both staff and customers. This property represents a fantastic opportunity for businesses looking to establish or expand their presence in East London.

Accommodation

The accommodation comprises the following areas:

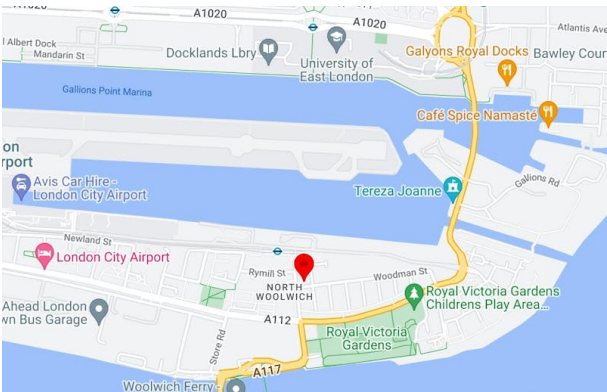
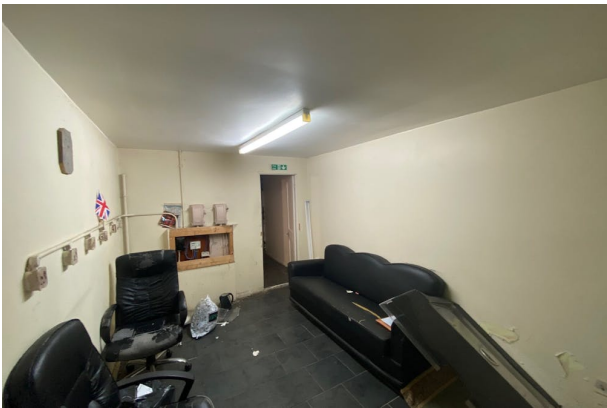
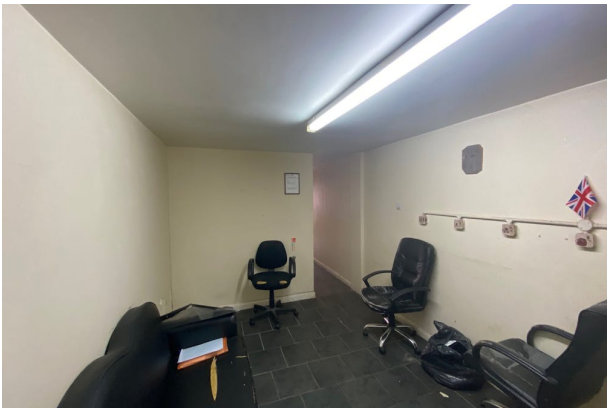
Name	sq ft	sq m
Ground - Commercial space	329	30.57

Terms

A new lease excluded from the Landlord and Tenant Act, available on full repairing and insuring terms.

Legal Costs

The incoming tenant is to pay the Council's agency fees prior to completion of £2,500 +VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £929 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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