



J O H A L R E G A N

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

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**FIRST & SECOND FLOOR OFFICES TO LET (ON  
LEASE OR SERVICED AGREEMENTS) AS A  
WHOLE OR IN PARTS AT:**

**560 – 564 HIGH ROAD, LEYTONSTONE,  
LONDON, E11 3DH**



**SITUATION:**

The premises are located in a prominent trading position within this well known thoroughfare being a short distance from Stratford Town Centre and on the corner of Davies Lane with nearby traders including general stores and mini cab offices, hairdressers, estate agents, TFC and a short distance from both Leytonstone (Central Line) & (Main Line) Stations.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

**020 8532 2222**  
**johalregan.co.uk**

### ACCOMMODATION:

The accommodation comprises of attractive first and second floor offices having a total floor area of approximately 1,521.9sq ft (141.3sq m) at present divided into 9 offices from 74sq ft (7sq m) – 312sq ft (29sq m) having the following features:

- ❖ 2 x Kitchen Areas
- ❖ Ladies and Gents WC
- ❖ Gas Central Heating
- ❖ Suspended Ceilings
- ❖ Fire Alarm
- ❖ CCTV
- ❖ Good Natural Light
- ❖ Category 6 cabling for the computers, servers and telephone systems

### TENURE:

A new Full Repairing and Insuring Lease will be granted for a term to be agreed subject to periodic rent reviews or alternatively to be let on serviced agreements.

### RENT:

On FRI lease basis: £9 per sq ft per annum exclusive

On serviced offices basis: £14.50 per sq ft per annum inclusive

### LEGAL COST:

The assignee to be responsible for both parties reasonable legal costs.

### VIEWING:

Strictly by appointment through sole agents Johal Regan