

NURSERY TO LET

Priestman Point, Rainhill Way, London E3 | Use Class E(f)



DESCRIPTION ...

The property comprises a nursery unit set within a residential block on the first floor. The property benefits from several toilets, separate kitchen space, two large open play areas, smaller classrooms and an external play area on the balcony. The property has disabled access with an internal lift. Approximate floor areas are set out below:

Floor	Sq m	Sq ft
Internal (GIA)	152.4	1640
External	35.8	385

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

RENT

£40,000 per annum exclusive, Ex VAT (If applicable).

LOCATION

The property is situated on Rainhill Way, in walking distance from Bow Road tube station, Bow Church DLR and Bromley-by-Bow tube station. The surrounding area is mostly residential with the commercial amenities of Bow moments away.

TENURE

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954). Lease to be subject to upward only, open market rent reviews.

USE

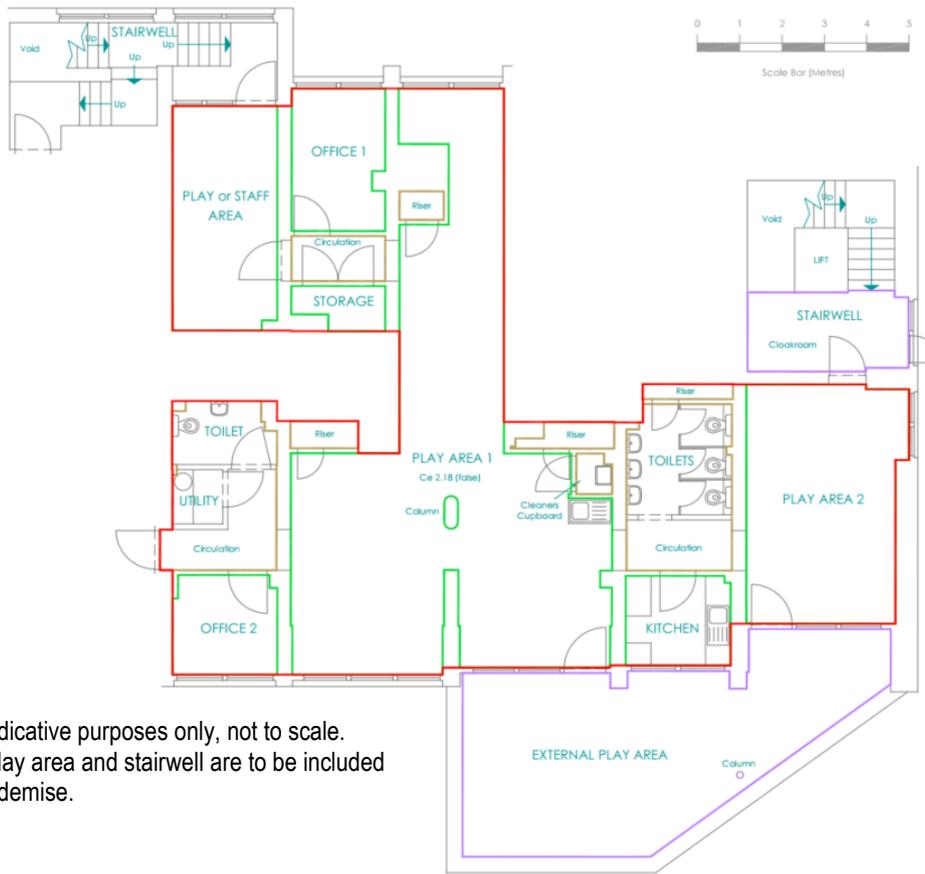
We understand that the property has Class E(f) consent. Prospective tenants should make their own enquiries with the local planning authority.

BUSINESS RATES

The tenant to pay contributions to business rates. Please make enquires with the Valuation Office Agency for the rateable value of the property.

UTILITIES

The utility supply currently forms part of the whole building supply and the tenant will be responsible for their usage.



Plan for indicative purposes only, not to scale.
External play area and stairwell are to be included within the demise.



VIEWING

For further information or to arrange a viewing, email dorcas.ogundele@sfgpgroup.com.

Alternatively, please call the details below:

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