

UNIQUE VICTORIA PARK OPPORTUNITY TO LET

The White Lodge, Victoria Park, London E9 5DU | Offers in excess of £20,000 per annum.



DESCRIPTION ...

The premises currently comprises a three-bedroom former park lodge residential property of attractive construction. Internally the property provides regular residential accommodation with an extra disabled toilet on the ground floor. Externally the property benefits from a good-sized garden to the rear.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA)	63.12	679.47
First Floor (GIA)	38.56	415.09
Total (GIA)	101.69	1,094.56

LOCATION ...

The property is situated within Victoria Park, in the heart of East London. Victoria Park is Britain's oldest public park, spanning over 86 hectares and enjoying 9 million visitors each year. The park benefits from excellent transport links with Cambridge Heath, Hackney Wick and Mile End stations, all being within 10 minutes' walk. The park also sits directly on several bus routes.

USE ...

Commercial uses invited. Residential, nursery and mixed uses are not permitted. Any works to the building and change of use must go through the appropriate planning and building regulations processes.

RENT ...

Rental offers are invited in excess of £20,000 per annum (excluding VAT if applicable).

OPENING HOURS ...

Victoria Park opens at 7am and closes at dusk.

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TENURE ...

An FRI lease a term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

DELIVERY ACCESS ...

Operators will be permitted limited vehicle access to load and unload with stopping time limited to 30 minutes maximum. No permanent parking is available.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Councils legal costs.

EPC ...

EPC details available upon request.



Elliot Dowsett-Ward

T: 07810 349857

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