



CLASS E OPPORTUNITY TO LET

15 Chandler Street, London, E1W 2QL | Offers in excess of £90,000 per annum.



DESCRIPTION ...

The premises comprises three floors: a ground floor, primarily used as a nursery space, which is divided into several rooms, including a reception, part fitted kitchen, classrooms and toilet facilities. A studio space on the first floor divided into several rooms and an open space on the second floor.

The property benefits from a secure entrance with a buzzer system, a lift, and access to two private playgrounds; one at the rear and one in the centre of the property.

The approximate dimensions are as follows:

Floor	Sqm	Sqft
Ground Floor (NIA)	225.98	2432.42
First Floor (NIA)	137.76	1482.89
Second Floor (NIA)	88.75	955.28
Total (NIA)	452.49	4870.59

LOCATION ...

The premises are located on the corner of Chandler Street and Meeting House Alley, a close distance from Wapping Overground station. Wapping is pleasant residential area with plenty of green space and local amenities. The property also benefits from two bus routes.

USE ...

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

TENURE ...

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

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RENT ...

Rental offers are invited in excess of £90,000 per annum (excluding VAT if applicable).

EPC ...

EPC details available upon request.

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.



VIEWING ...

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

Jack Bayes

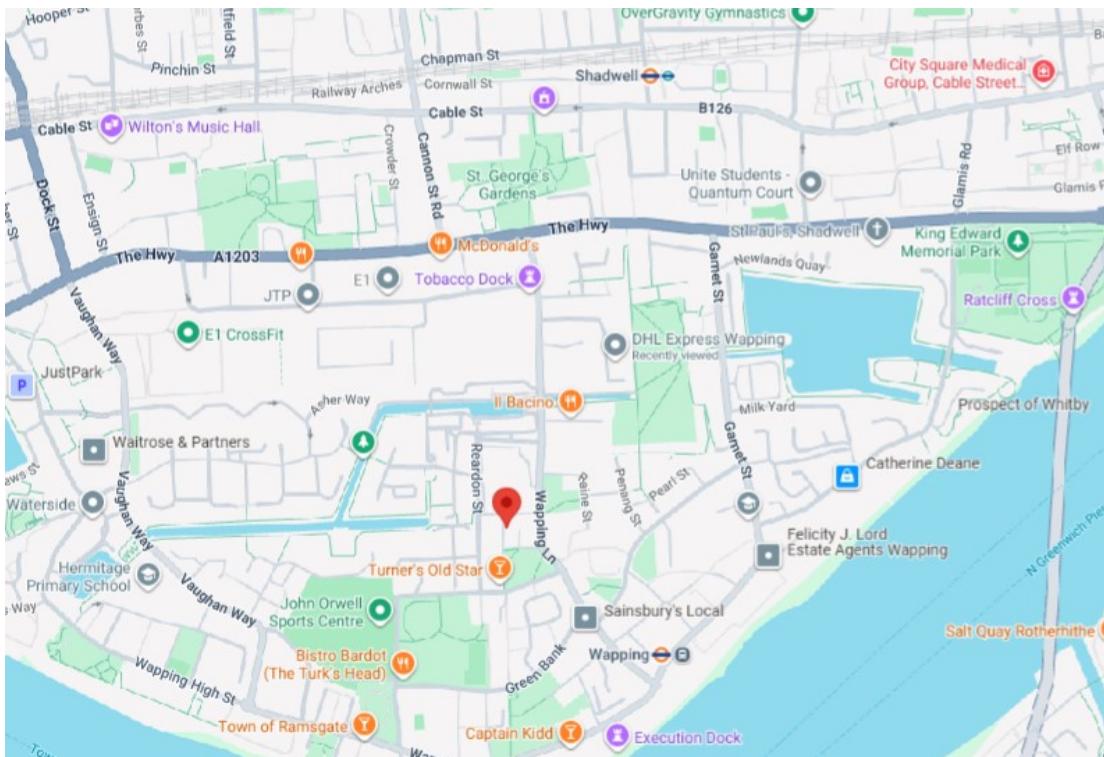
T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk



PROPOSALS ...

All proposals must include a cash flow forecast and proof of financials. Please use the below to structure your proposal.

A) THE MAIN LEASE TERMS

Please note that whilst these are the main factors to consider when making an offer for a lease, any other conditions/queries should be raised for the landlord's consideration.

Property	Please confirm unit and full addresses of the property you are interested in? If necessary, please confirm size requirement?
Rent	Please quote the rent per annum exclusive (pax), i.e. yearly sum exclusive of rates, service charges, insurance, taxes etc. Rent will normally be paid quarterly in advance. In some cases VAT will be payable on rent.
Lease Term	Please state the number of years of the lease and period of rent reviews, i.e. 10 year lease with 5 yearly upward only rent reviews. Please note that rent reviews are normally upward only.
User	Please state proposed user, i.e. A1 retail, A1/A3 food and drink, alternative use etc and whether any planning permission or other consents are required.
Break Clause	The landlord will require a minimum term of lease before a break clause is operable, a reasonable notice period and in some cases a penalty payment if a break clause is implemented. Please clearly state the year in which you require a break clause to be included.
Rent Free	The landlord may be prepared to grant a period of rent free occupation where the tenant is required to carry out significant repairs/improvements as a condition of the lease. Should a rent free period be requested, be prepared to supply a Schedule of Repairs/Improvements which you will agree to carry out.

B) IMPORTANT INFORMATION TO BE PROVIDED BY AN APPLICANT FOR A NEW LEASE OR LEASE ASSIGNMENT.

In addition to the terms of your offer you should include the following information for our client to consider your proposal fully:-

Applicant	Full name, address and company number (if applicable) of the person(s) and/or company who intend to take the lease.
Business	A description of the business which you intend to trade from the property and trading name if different to company name.
Business history	A detailed description of the related business history of the applicants, including details of other properties held on lease. If other commercial properties are held on lease please confirm location, website and provide photographs if possible. The landlord may require additional rent security deposit depending on the status of the individual and/or company proposing to take the lease. Please therefore be prepared to provide Accounts, business plans etc where available.
References	It may be that we require additional references should our client wish to proceed.
Forecast Appraisal	If you have financially modelled your business from day one with initial start up costs and then ongoing overheads and income this information would be immensely useful to support consideration.
Fit Out Plans	Although not essential at the point of offering, it would assist if you are able to provide any initial fit out plans or quotations for works
Additional information	The more information you can supply, the more likely our client (the Landlord) will accept your offer.