

11 Burford Road, Stratford

London E15



3,385 – 19,212 sq ft

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Location

Located in the heart of Stratford and only a short walk from Stratford High Street and Westfield Stratford City, 11 Burford Road is ideally located to take advantage of the extensive range of shopping and restaurant facilities in the area.

The property is just a short walk from Stratford High Street (DLR), Stratford & Stratford International Stations (Overground, Central Line, Jubilee and DLR) providing fast links to the City, London City Airport, Eurostar and the West End. When Crossrail opens Bond Street will be reached in 15 mins and Heathrow in 45 mins.

Description

The property provides high quality CAT A+ office accommodation. The floors benefit from excellent natural light and contemporary wooden floors with the wayleaves agreed and fibre already installed throughout the building.

Specification

- Super-fast Wi-Fi and flood wired
- Fully air-conditioned offices
- Occupational density designed at 1:6 sq m
- Ground and 5th floor break-out areas & event space
- Communal terraces on the 5th and 1st floors
- Extensive tea points/ break out areas installed on each floor
- Bike storage & showers

Accommodation

| Floor | Area (sq ft) | Possession |
|-----------------|--------------|------------|
| 5 th | 3,385 | Available |
| 4 th | 5,902 | Available |
| 3 rd | 3,937 | Available |
| 2 nd | 5,988 | Available |

Viewing - strictly by appointment through:-

Jim Harper
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VAT

The property has been elected for VAT

Flexible Leases

By arrangement direct from the Landlord

Quoting rent

£42.50 per sq ft

Rates

Est £15.00 per sq ft

Service Charge

£13.00 per sq ft

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