

LARGE OFFICE SUITE TO LET – Rent on Application

JOHN ONSLOW HOUSE, 1 EWART PLACE, BOW, LONDON E3 5EQ



DESCRIPTION ...

Comprising a large office suite spanning the whole first floor of John Onslow House. Other occupants of the building include the LBTH Idea Store. The property consists of large open plan rooms along with smaller cellular meeting rooms. The property benefits from:

- Lift Access
- Airconditioning
- Motion Sensor Lights
- External Balcony Space

Approximate dimensions are as follows:

Floor	Sq m (NIA)	Sq ft (NIA)
First Floor	1,032	11,106

BUSINESS RATES ...

The individual rate for the first floor is yet to be determined. Interested parties should make their own enquires of the VOA.

LOCATION ...

The premises are located on Ewart Place just off Roman Road in the heart of Bow. The property benefits from Costa Coffee, Tesco Express, Superdrug and Anytime Fitness all being close by. The property is a 10-15 minutes' walk from Bow Road and Mile End Tube Stations and Bow Church DLR station. Roman Road is served by several bus routes.

TENURE ...

A new effectively FRI lease for a term of 5 years (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

Rent available on application, all figures quoted are exclusive of VAT.

USE ...

We understand the property has Class E (formerly B1) use within the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with the relevant authority.

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SERVICE CHARGE ...

The tenant to pay a contribution to the building and estate service charge annually.

LEGAL COSTS ...

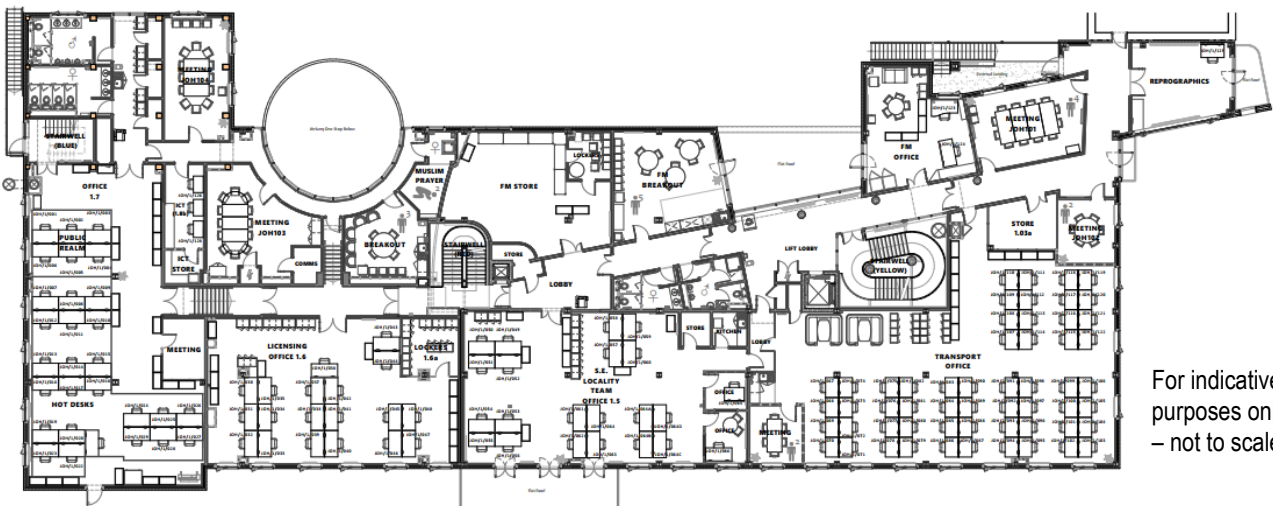
Each party are to bear their own legal costs.

EPC ...

A copy of an EPC is available upon request.

VIEWING ...

For more information or to arrange a viewing please contact one of our team directly using the details below.



For indicative purposes only – not to scale.

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