

OFFICE TO LET – Rent on Application

VERNON HALL, ROMAN ROAD, BOW, LONDON E3 5HQ



DESCRIPTION ...

Comprising four floors of office and ancillary space situated within Vernon Hall, an attractive Grade II listed former public library. Other occupants of the building include the LBTH Idea Store. The property consists of one large open plan room along with smaller cellular meeting rooms.

Approximate dimensions are as follows:

Floor	Sq m (NIA)	Sq ft (NIA)
Basement	86.80	934.31
Ground Floor	11.62	125.07
First Floor	177.64	1,912
Second Floor	75.6	813.76
Total	351.66	3,785.27

BUSINESS RATES ...

The individual rate for the first and second floors are yet to be determined. Interested parties should make their own enquiries of the VOA.

LOCATION ...

The premises are located on the corner of Roman Road and Gladstone Place in the heart of Bow. Costa Coffee, Tesco Express, Superdrug and Anytime Fitness are 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.

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.

TENURE ...

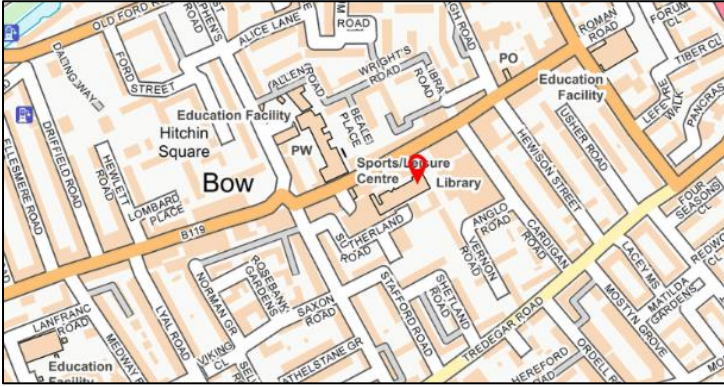
A new effectively FRI lease for a term of 5 years (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

Rent available on application, all figures quoted are exclusive of VAT (if applicable).

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SERVICE CHARGE ...

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

LEGAL COSTS ...

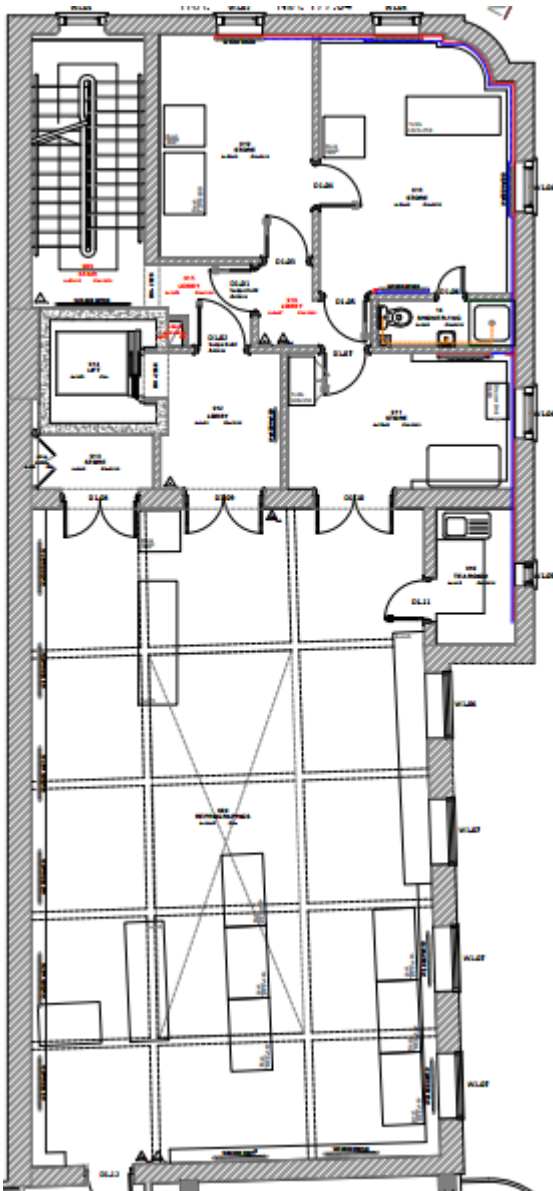
Each party are to bear their own legal costs.

EPC ...

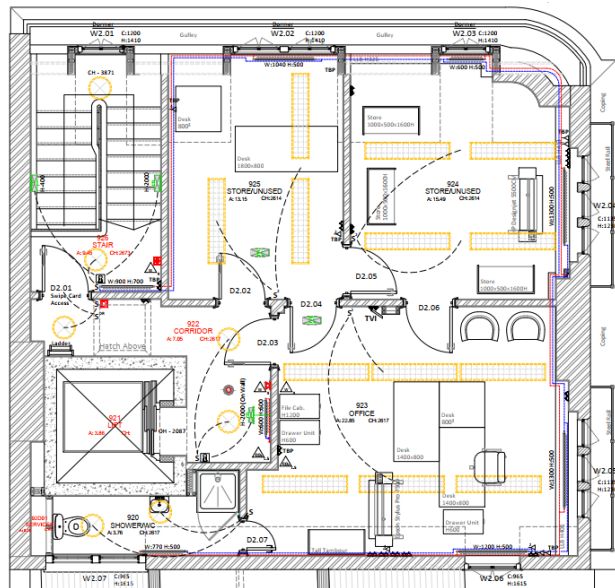
A copy of an EPC is available upon request.

VIEWING ...

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



First Floor



Second Floor

For indicative purposes only – not to scale.

TOM DAWES

T: 07917 118866

E: tom.dawes@sfpgroup.com

JEREMY PERCEVAL

T: 07768 980049

E: jeremyp@sfpgroup.com

RIZWAN YANFUL

T: 020 38317236

E: rizwan.yanful@sfpgroup.com

SFP PROPERTY | 9 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



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