



# **COMMUNITY USE SPACE AVAILABLE TO RENT**

### 115 Harford Street Centre, London, E1 4FG | £65,000 Per Annum



#### **DESCRIPTION**...

The property comprises part of the first floor of the impressive Harford Health Centre building.

The property benefits from lift access and a coded secure entrance. Internally, the property comprises of a reception area, large open room with moveable partition wall, several smaller one-to-one style rooms and other well sized office suites. The property has male and female toilets, a disabled access toilet and shower facilities.

Approximate dimensions are as follows:

APPROVED CODE

DIMENSIONS

Total

430 Sq. M.

4,626 Sq. Ft.

#### USE ...

The property is being marketed for use by a Voluntary and Community Sector (VCS) organisation to carry out communitybased activities that benefit local residents.

A VCS organisation is defined as a body that:

- Is not part of the statutory sector,
- Exists for community / social/ environmental benefit,
- Is non-profit distributing and must reinvest any surpluses to further its social aims / community benefits,
- Has community benefit objectives.
- Further information can be found at the link below:

https://www.towerhamlets.gov.uk/lgnl/community\_and\_living/vo luntary-and-community-sector/Premises/Community-Benefit-Rent-Reduction.aspx

SFPPROPERTY | 10 ENSIGNHOUSE | ADMIRALSWAY | MARSHWALL | LONDONE14 9XQ



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#### LOCATION ...

The property is situated on the corner of Harford Street and Ben Johnson Road. Stepney Green Underground station is a 10 minute walk to the north and Limehouse station is a 10 minute walk to the south. Ben Johnson Road is a busy throughfare with a host of local amenities and new build developments. The property benefits from close proximity to Mile End Park.

#### TENURE ...

A lease term of 5 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

#### RENT ...

£65,000 per annum exclusive, Ex VAT (If applicable). Tower Hamlets Council operates a rent reduction scheme for eligible VCS tenants. For more details, search the council's website for Community Benefit Rent Reduction.

#### **BUSINESS RATES ...**

The tenant to pay business rates. Please make enquires with the Valuation Office Agency for the rateable value of the property.

#### LEGAL COSTS ...

Each party to bear their own costs incurred.

#### VIEWING ...

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

### **Elliot Dowsett-Ward**

T: 07810 349857 E: elliot.dowsett-ward@sfpgroup.com

Tom Dawes MRICS

T: 07917 118866 E: <u>tom.dawes@sfpgroup.com</u>







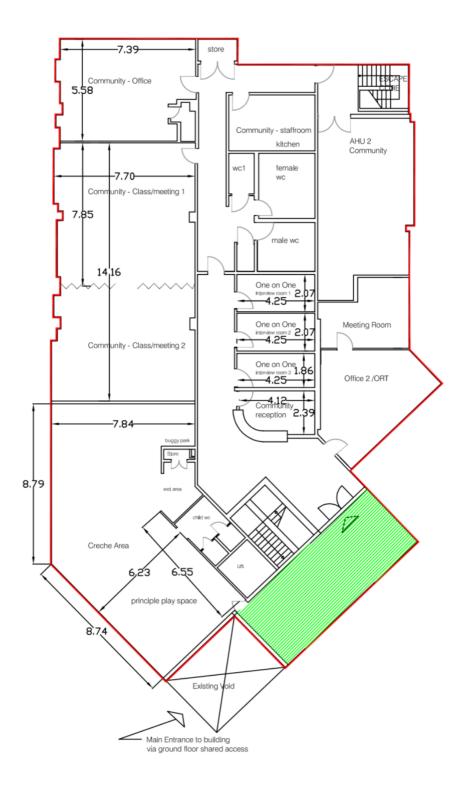




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Plan for indicative purposes only – not to scale.



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