

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:

DIMENSIONS

Total	430 Sq. M.	4,626 Sq. Ft.
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USE ...

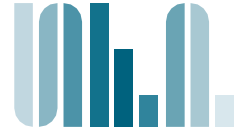
The property is being marketed for use by a Voluntary and Community Sector (VCS) organisation to carry out community-based activities that benefit local residents.

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/voluntary-and-community-sector/Premises/Community-Benefit-Rent-Reduction.aspx



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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 thoroughfare 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

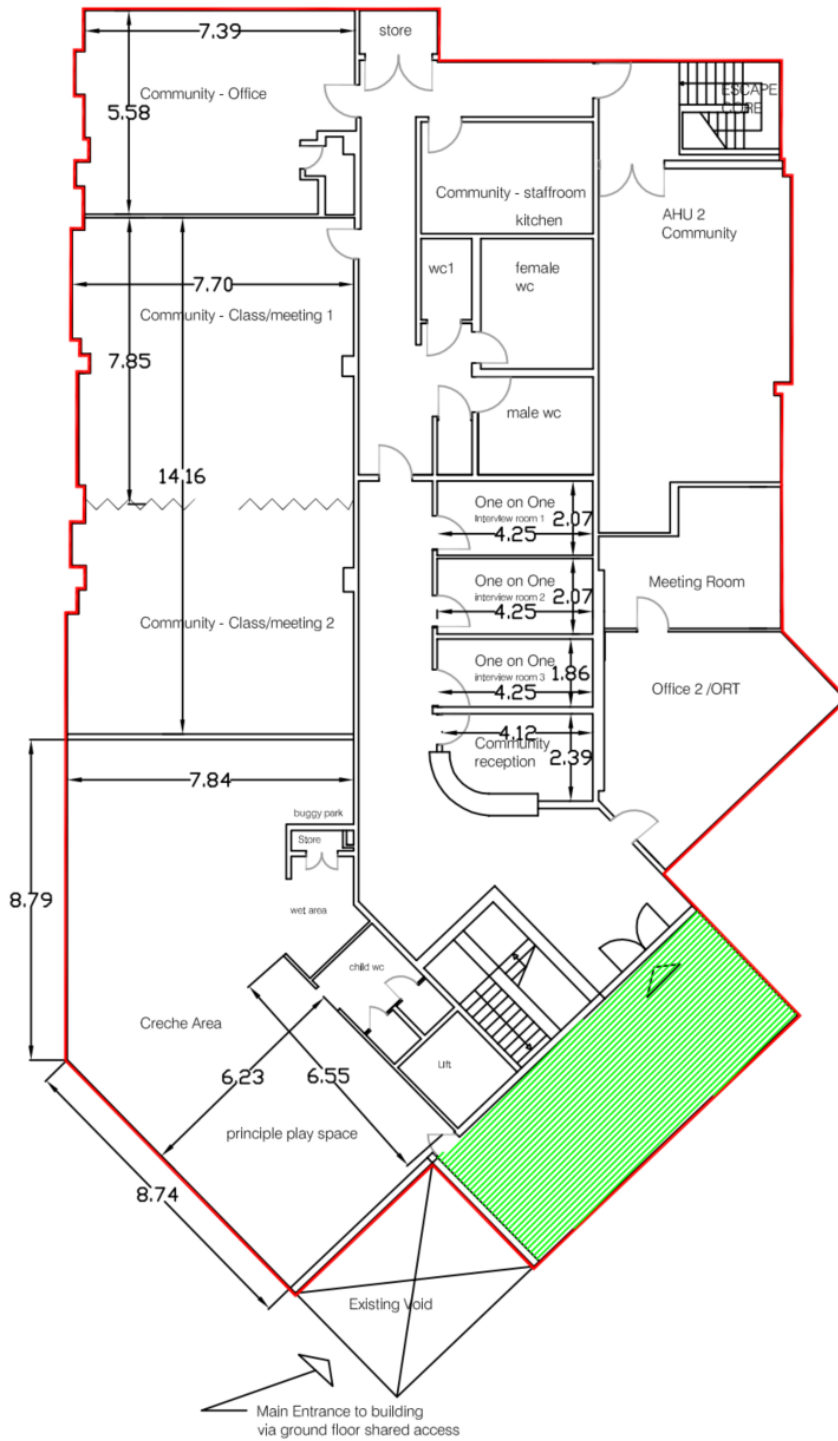
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Plan for indicative purposes only – not to scale.