

# NURSERY TO LET - Mile End Playgroup

8C Morgan Street, London E3 5AB | Use Class E(f)



## DESCRIPTION ...

The property comprises a single storey standalone rectangular building with external space running adjacent. The property benefits from several toilets, separate kitchen space, three classrooms and an external play area. The property has two access points, one directly into the lobby and the other into the external play area.

Approximate floor areas are set out below:

Floor	Sq m	Sq ft
Internal (GIA)	102.11	1,099.11
External Play Area (GEA)	84	904.18

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs.

## RENT

£35,000 per annum exclusive, Ex VAT (If applicable).

## LOCATION

The property is situated on Morgan Street, moments from Mile End Underground Station and the A11 (Mile End Road). The local area is also served by multiple bus routes. Mile End Park is a short walk away, along with all the local amenities Mile End offers.

## TENURE

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954). Lease to be subject to upward only, open market rent reviews.

## USE

We understand that the property has Class E(f) consent. Prospective tenants should make their own enquiries with the local planning authority.

## BUSINESS RATES

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



## VIEWING

For further information or to arrange a viewing, email [elliott.dowsett-ward@sfggroup.com](mailto:elliott.dowsett-ward@sfggroup.com).  
Alternatively, please call the details below:

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