



TO LET - LARGE WAREHOUSE

407 Green Street, Upton Park E13 9AU

Former Commercial Laundry Premises

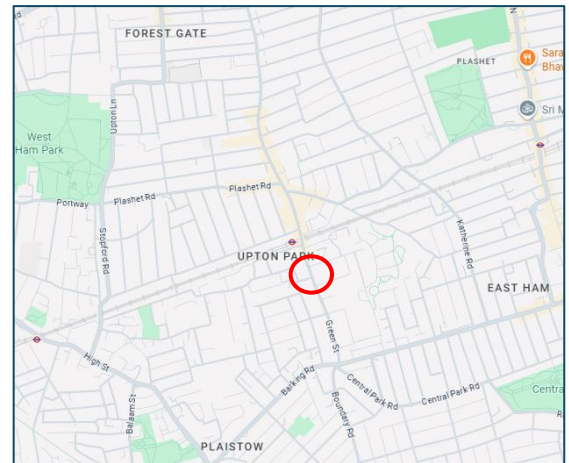
- Substantial Warehouse with Loading Bay & Ancillary Offices
- Total Area approx. 18,572 sq ft (1,725 sq m)
- New Lease Available - Terms to be Agreed

LOCATION

The property is situated on Green Street in Upton Park, within the London Borough of Newham, approximately 8 miles east of Central London.

The premises occupy a mixed commercial and residential location, close to the junction with Barking Road. Green Street is a busy local thoroughfare providing a wide range of retail, restaurant and service uses and serving a densely populated surrounding residential catchment.

Upton Park Underground Station is approximately 0.13 km to the north, providing regular District and Hammersmith & City Line services.



DESCRIPTION

The property comprises a substantial former laundry premises, providing principally open plan warehouse space with ancillary storage, offices and staff areas.

The property incorporates upper offices, accessible via an internal staircase from the main warehouse.

The subject demise includes 407 Green Street, previously used as a customer facing office in connection with the laundry.

Vehicular access and loading is available from Redclyffe Road, with two roller shutter loading doors opening onto a hardstanding forecourt.



ACCOMMODATION

We equate the following, approximate floor areas:

Accommodation	Sq Ft	Sq M
Warehouse (GIA):	16,710 sq ft	1,552 sq m
Upper Ancillary:	1,252 sq ft	116.3 sq m
407 Green Street (shop unit/office)	610 sq ft	56.7 sq m

TERMS

The premises are available on the basis of a new, full repairing and insuring lease on a term to be agreed at a commencing rent of **£230,000 (Two Hundred and Thirty Thousand Pounds) per annum exclusive**.

AML

A successful applicant will be required to provide standard identity checks to satisfy Anti-Money Laundering regulations.

BUSINESS RATES

Rateable Value (April-26): £78,500

Interested parties are advised to verify the actual rates liability directly via the local authority.

VAT

We are advised the property is **NOT** currently elected.

ENERGY PERFORMANCE

407 Green Street LONDON E13 9AU		Energy rating D
Valid until 20 November 2035	Certificate number 2059-3409-3155-9096-3095	



Contact:

ta@linays.co.uk

01689 875 511

