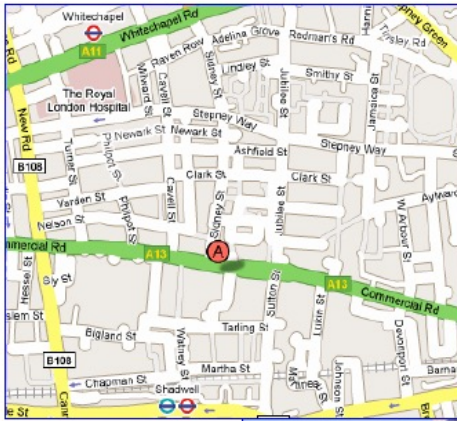


## Brand New Offices / Studio to rent



*computer generated image*

**412-414 Commercial Road, London E1  
1,000 Sq Ft (92.9 Sq Mt) Approx NI**

**P.T.O.**

**Location:**

The property is located on this well known East London artery road, providing easy access to The City, Central London, the main A13 trunk road that leads to the M25 and the National Motorway Network. Being close to The City the area has attracted numerous new businesses and organisations over recent years and continues to develop.

**Description & Accommodation: (all measurements are approximates)**

Forming part of a new residential development, the commercial is accessed via its own self-contained entrance from Commercial Road and benefits from the following amenities:

- \* Air Conditioning
- \* Perimeter Trunking
- \* Entry Phone System
- \* DDA Compliant
- \* Choice of Flooring
- \* CAT II Lighting
- \* Fitted Kitchen
- \* Separate Male & Female WC's

***Nb. The fit-out specification is for rental only and is subject to variation. Interested parties can increase the specification at extra costs.***

<b>Floor</b>	<b>Sq Ft</b>	<b>(Sq M) Approx NIA</b>
Basement:	1,000 Sq Ft	(92.9 Sq M)
<b>Total:</b>	<b>1,000 Sq Ft</b>	<b>(92.9 Sq M)</b>

**Terms:**

The premises are available by way of a new FR&I Lease for a term by arrangement.

**Rent/Price:**

£10,000 per annum exclusive (Fitted out to the Above Spec).

**Business Rates:**

Not yet assessed.

All interested parties are advised to make their own enquiries.

**Viewing:**

For information or an appointment to inspect, please contact owner's agents, Occupa Commercial Property Consultants 020 3167 4997 enquiries@occupa.co.uk