

# LARGE YARD AND BUILDINGS

(B8 Use Class)

# TO LET

- Heart of East London
- 0.23 Hectares (0.58 acres)
- Offices
- Storage
- Workshop
- Joinery Shed
- Large Yard area
- Flexible Terms

34-36 Plashet Grove,  
Newham,  
London  
E6 1AE



**Location**

The property is located in the London Borough of Newham fronting directly onto **Plashet Grove** close to the junction of **Green Street** and **Plashet Grove**, bound by a mix of residential and commercial uses.

**Upton Park** Underground station is a short walk (Hammersmith & City and District lines), Stratford Railway station is located 4.5 km (2.8 miles) to the northwest of the site.

**Description**

The site comprises a former timber yard, office accommodation, joinery sheds and storage areas arranged over a 0.23 hectare (0.58 acres) site, a full breakdown provided below:-

| Building           | Floor        | Sq M         | Sq Ft         |
|--------------------|--------------|--------------|---------------|
| Offices            | Ground Floor | 45.94        | 494           |
|                    | First Floor  | 44.09        | 474           |
| Open Fronted Store |              | 43.05        | 468           |
| Open Fronted Store |              | 176          | 1,894         |
| Workshop           | Ground Floor | 260          | 2,798         |
|                    | First Floor  | 58.05        | 1,894         |
| Joinery Shed       | Ground Floor | 238          | 2,561         |
|                    | First Floor  | 126          | 1,356         |
|                    | <b>Total</b> | <b>1,034</b> | <b>11,128</b> |

NB- the above areas are unverified by Countrywide Commercial

**Yard Area** In addition to the main accommodation there is a **large yard area totalling 0.13 hectares (0.31 acres)** with pedestrian and vehicular access provided off Plashet Grove

**Terms**

Available by way of a new lease, exact terms to be agreed between parties.

**Rent**

Upon application

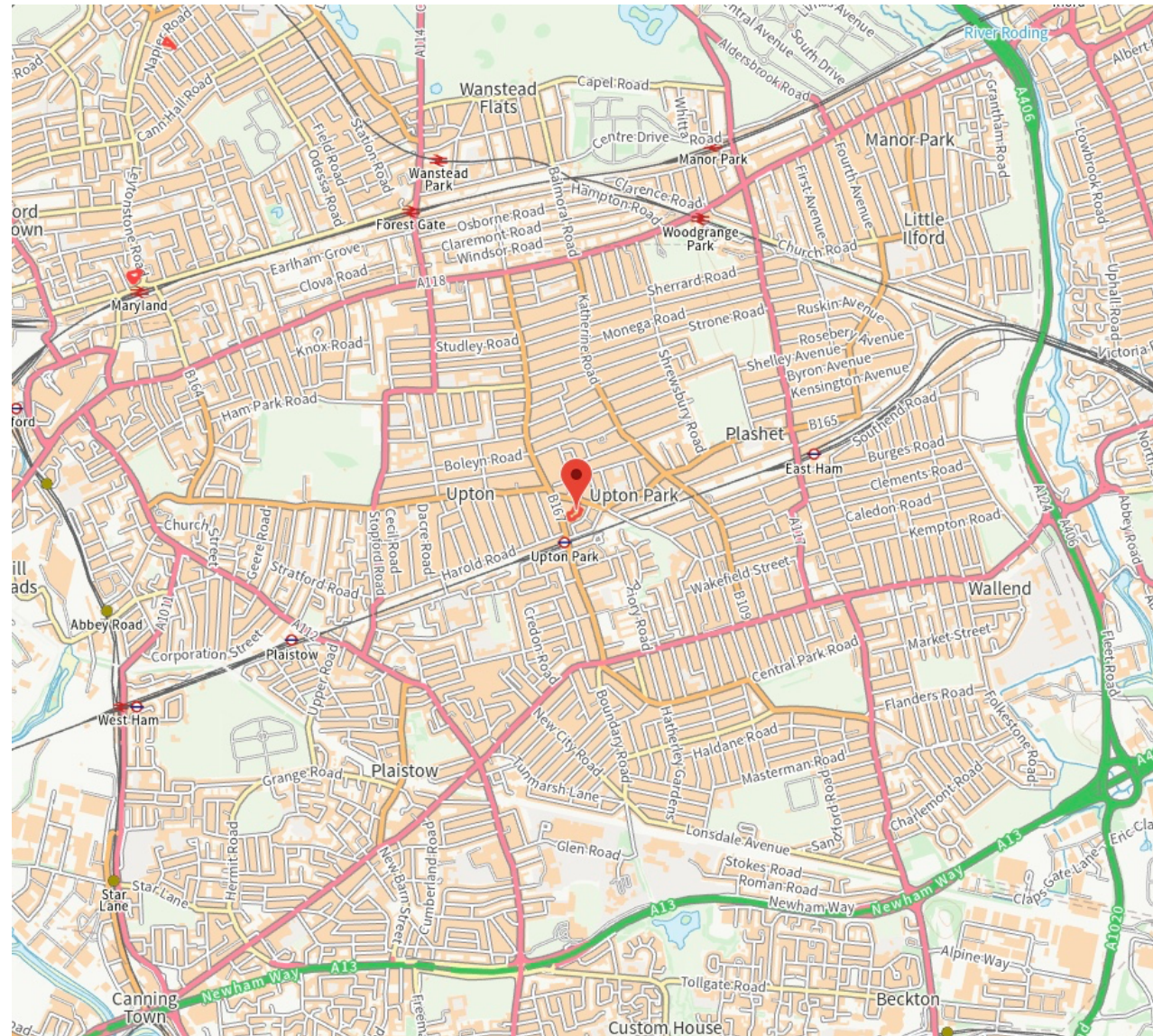
**Legal Costs**

Incoming tenant to pay towards the landlords' legal costs.

**Viewing**

Via sole agents

Jason Grant – T: 020 8506 9900 – E: [jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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