

Commercial Space East Village Stratford (Olympic Park)

TO LET

Ground Floor 2,237 ft² (207.82 m²)

- Restricted E Class Use: Suitable for
- **Office, Nursery, Health & Beauty, Medical, Health Centre, Retail (no Alcohol)**
- Excellent transport links – close to Stratford International & Stratford Station.
- **Shell & Core – ready for fit out**
- Front and Side Access
- **£45,000 pax | £20 psf | +VAT**
- **New FRI lease available**

32 Penny Brookes Street, East Village,
London E15 1GP



Office / Retail – To Let

An excellent opportunity to secure commercial space within East Village, part of Stratford's landmark Queen Elizabeth Olympic Park development.

Summary

- **Size:** 207.82 m² (2236.96 ft²)
- **Rent:** £45,000 per annum + VAT
- **Business Rates:** To be assessed – tenant to verify with local authority
- **EPC:** Available on request

Description

The premises are presented in shell and core with a glazed frontage. The layout offers flexibility for a modern, open-plan fit-out. Services include capped-off electricity and water. Additional features include full-height double-glazed windows and a 3.5m floor-to-ceiling height, allowing for the installation of a suspended ceiling. The unit holds Class E consent, making it suitable for a wide range of occupiers (subject to restrictions).

Location

Stratford International is a 7-minute walk, offering high-speed links to St Pancras in 10 minutes. Stratford station, just half a mile away, connects to the DLR, Overground, Central, Jubilee, and Elizabeth lines, ensuring excellent connectivity across London.

The East Village area has seen significant regeneration as part of the Olympic legacy, delivering new homes, retail, leisure and community facilities, making it a vibrant and established destination.

Accommodation

- **Ground Floor:** 2,236.96 ft² (207.82 m²)

Use Class

The property benefits from **Class E (Commercial, Business & Service)** use, allowing flexibility for a variety of occupiers. Certain uses are restricted (e.g. religious, residential, alcohol production, and other non-commercial activities), with landlord's consent required for any alternative use.

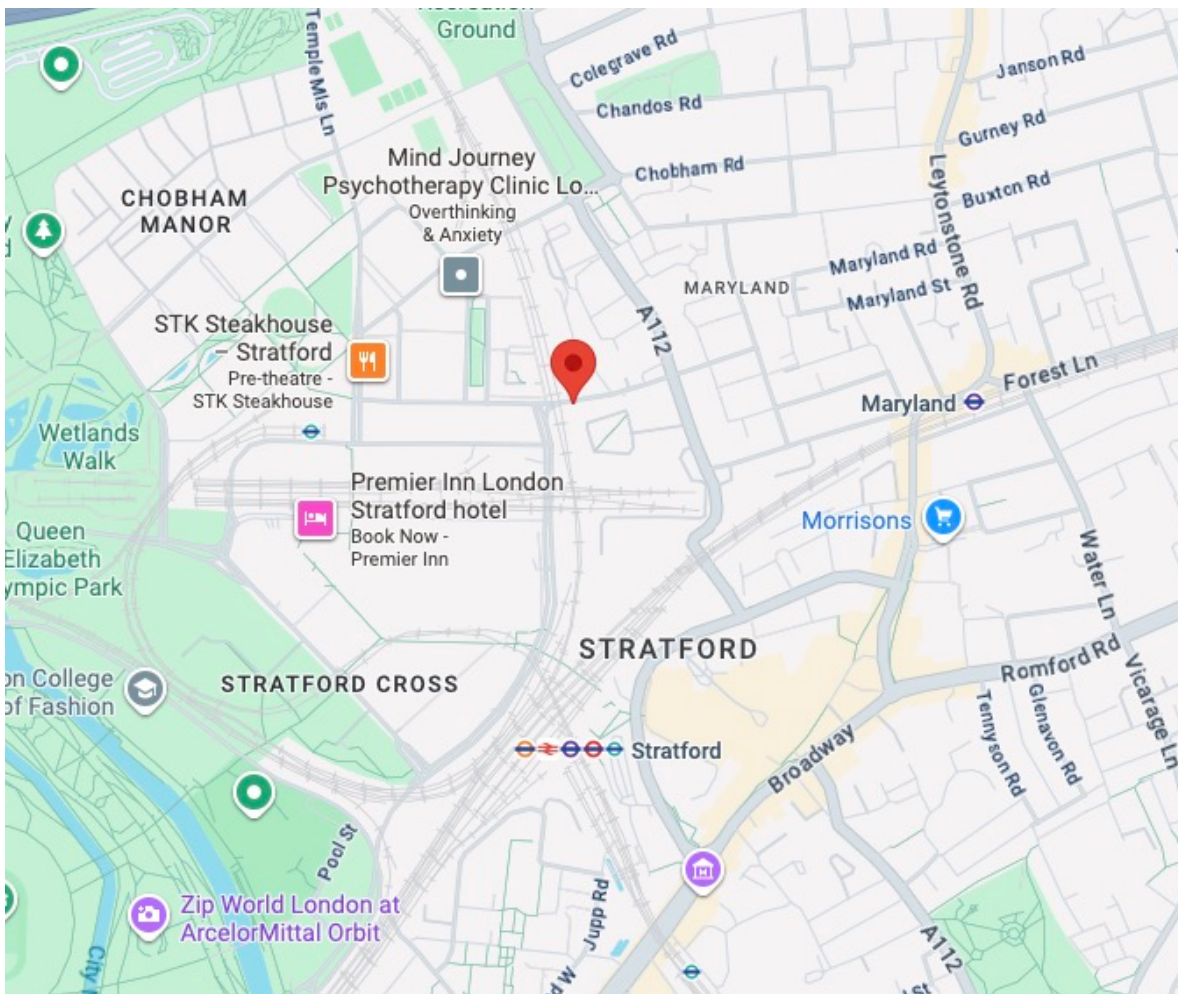
Lease Terms

A new FRI lease is available on terms to be agreed.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be required to provide an undertaking for abortive costs should they withdraw once solicitors are instructed.



**Additional charges:**

- **Landlord's legal costs:** £2,000 + VAT
- **Reference & credit checks:** £350 + VAT (non-refundable once undertaken)
- **Holding deposit:** £2,000 (refundable only if vendor withdraws, clear title cannot be proven, or references/AML/credit checks are not accepted). This deposit is held in our client account until completion.

EPC

Available Upon Request

Contact Countrywide Commercial to arrange a viewing

Sole agents

Jason Grant

020 8506 9900 / 9905

jason@countrywidecomm.co.uk

Use Class & Restrictions

The premises fall within **Class E (Commercial, Business & Service)**. While this provides flexibility across retail, office and leisure occupiers, there are specific restrictions in place. Prohibited uses include (but are not limited to):

- Religious uses (e.g. church halls, public or political meetings)
- Residential or sleeping accommodation
- Production of alcohol
- Clubs, sex shops, massage parlours, brothels
- Betting shops, amusement arcades, employment agencies
- Pet shops
- Launderettes, dry cleaners or similar facilities
- Funeral parlours or undertakers
- Light industrial or manufacturing activities
- Research & development / animal testing facilities
- Storage of hazardous or combustible substances (e.g. petrol/petroleum products)
- Sale by auction

Any alternative use will require landlord's consent and, where necessary, planning approval.

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