

# TO LET

## GROUND FLOOR OFFICES CLOSE TO STRATFORD STATION

Burford Wharf, 3 Cam Road, Stratford, London, E15 2SL  
1,119 SQ. FT (103.9 SQ. M) APPROX.



## LOCATION

The building is prominently situated on Cam Road close to its junctions with High Street, Stratford.

This is within walking distance of Stratford Station on Central Line and Overground lines and numerous buses serve the area.

Local occupiers include Westfield Shopping Centre, Holiday Inn, Travelodge, Westbridge Hotels and various other retail and restaurant operators.

## DESCRIPTION

The offices are on the ground floor of this modern mixed use tower block and benefit from:

- Open plan space with separated offices
- Excellent ceiling height
- Good decorative condition
- Floor to ceiling glazing offering good natural light
- Modern fitted kitchen and WC
- Cat 2 lighting, suspended ceiling
- Carpets

## ACCOMMODATION

All measurements are net internal and are approximate:

Ground Floor      1,119 sq ft      (103.95 sq m)

## TERMS

Repairing and insuring lease for a term to be agreed subject to periodic upward only market rent reviews.

## RENTAL

**£24,500** per annum exclusive of business rates, service charge and VAT, if applicable.

## BUSINESS RATES

To be advised.

## SERVICE CHARGE

To be advised.

## EPC

Energy Performance Asset Rating – E

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Viewing is strictly by appointment with Joint Sole agents:

### Currell Commercial Ltd

Jon Morell  
DDI – 020 7096 2785  
[j.morell@currell.com](mailto:j.morell@currell.com)

Dean Marks  
DDI – 020 7096 2780  
[d.marks@currell.com](mailto:d.marks@currell.com)

Beverley Hedge  
DDI – 020 7704 7514  
[b.hedge@currell.com](mailto:b.hedge@currell.com)

### Jaggard Baker LLP

Stuart Rider  
DDI - 01494 689617  
[stuart.rider@jaggardbaker.co.uk](mailto:stuart.rider@jaggardbaker.co.uk)

**Ref: COM190049**

For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)