

## Unit 1-2 Station Chambers 203 High Street North, London, E6 1JE



**£30,000 Per annum**

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### 1ST FLOOR OFFICE - TO LET

McDowalls are pleased to present to the market a large commercial unit located on Station Road, High Street North. Opposite East Ham Station, the space comes at a total of 980 sq ft, perfect for office based businesses. Current tenants in the building range from Solicitors, Recruitment etc .... This historic building benefits from male & female communal bathrooms.

LEASE - 5 Years (Outside of the 1954 LL&TA)

REVIEWS - Every 2 Years (Upwards Only)

SERVICE CHARGE - Approx £7000pa

BUSINESS RATES - RV £12500

EPC Band E

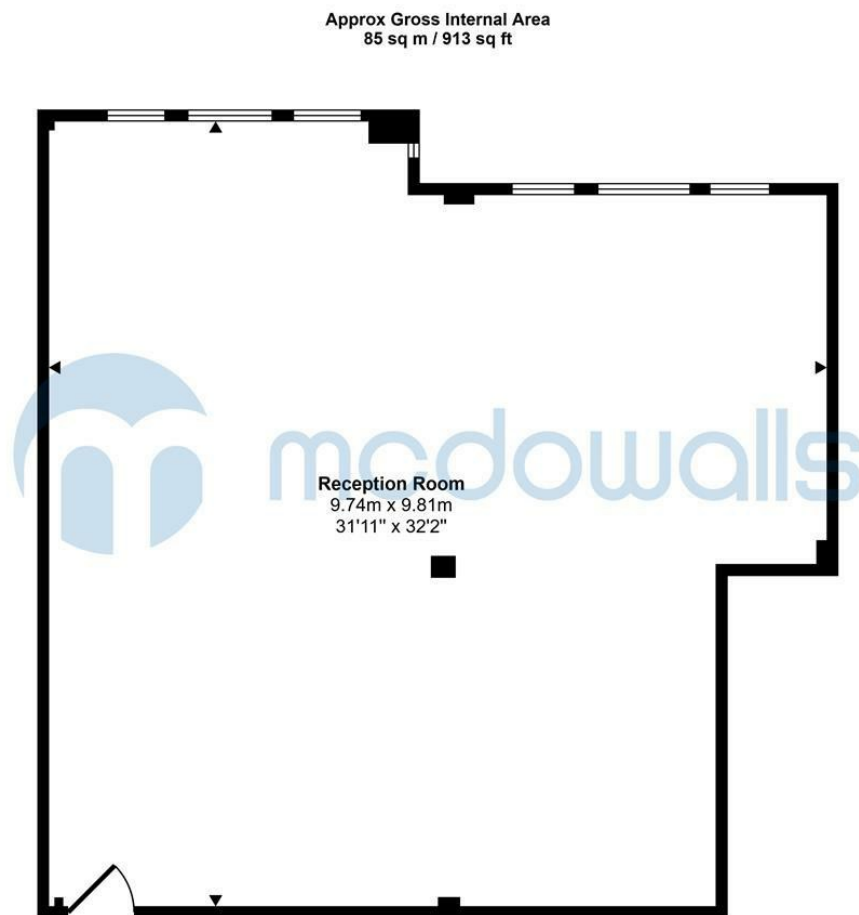
LOCAL AUTHORITY - London Borough of Newham

COUNCIL TAX - Band

ELECTRIC - Mains (Units Individually Metered)

GAS - Mains (Central Heating)

WATER / SEWAGE - Mains (Communal Areas)

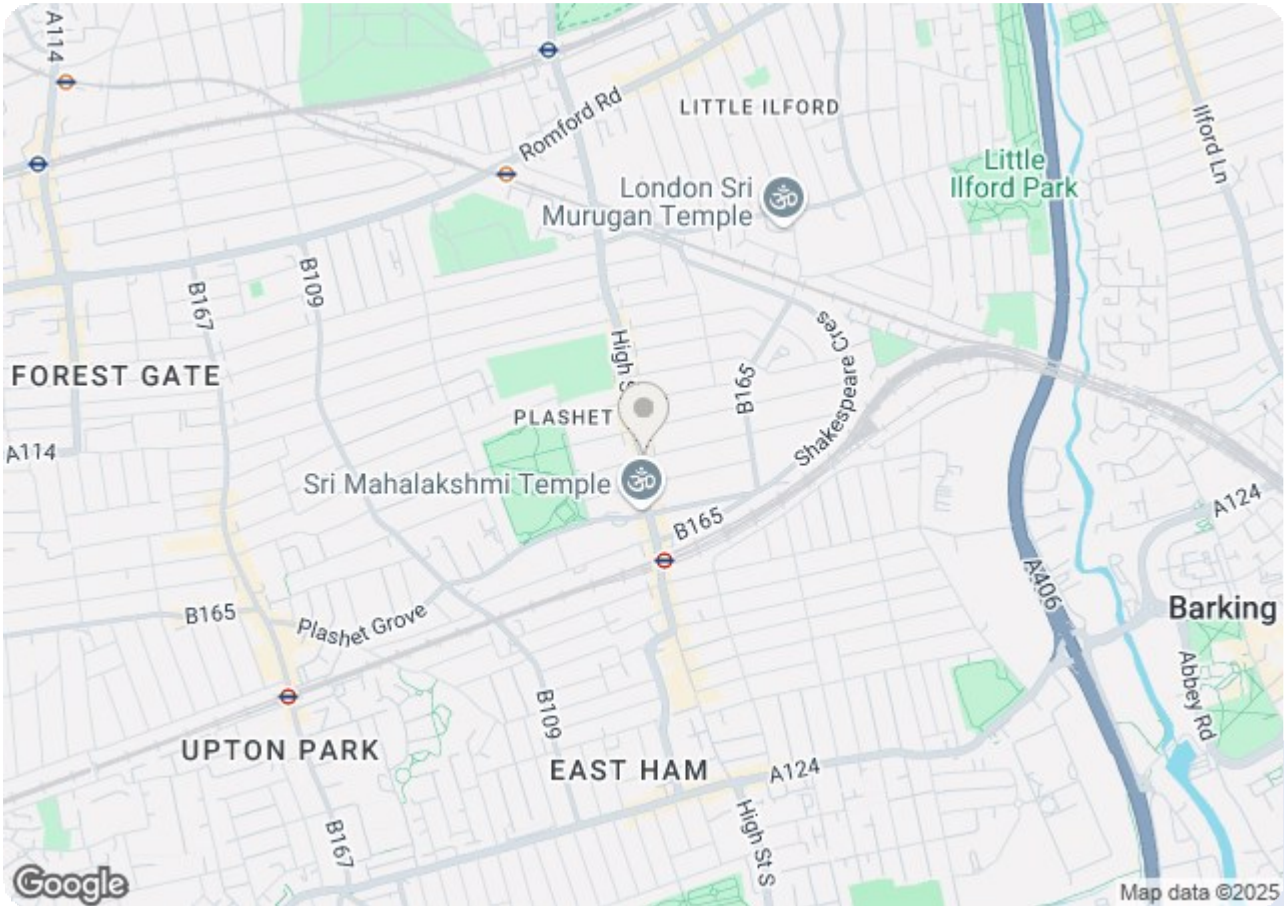



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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