



- Use Class E Commercial Premises
- Providing Commercial Accommodation to Various Occupiers
- Off-Street Car Parking
- Prime Position on Green Street
- Flexible Accommodation
- Good Transport Links

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576 Green Street, Green Street, London, E13 9DA

Commercial Property Available on Green Street

Approx. 3,500 Sq Ft (325.15 Sq M)

To Let

576 Green Street, Green Street, London, E13 9DA



Description

Former GP Medical Centre presented over Ground and First Floor. The property benefits from under croft car parking for approximately 4 vehicles. The property is currently presented as a GP Surgery, boasting a customer facing ground floor reception, multiple demised rooms of various sizes, kitchen, WCs and off-street car parking.

Location

The property is positioned on the popular Green Street in the London Borough of Newham. Access is via Green Street which hosts multiple bus connections and Upton Park underground station (District and Hammersmith & City) is within a 10-minute walk of the property.

Floor Area

Commercial Premises	3,500 Sq Ft	325.15 Sq M
Total	3,500 Sq Ft	325.15 Sq M

Rent

£82,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £53,500 with rates payable in the order of £29,200 per annum.

VAT

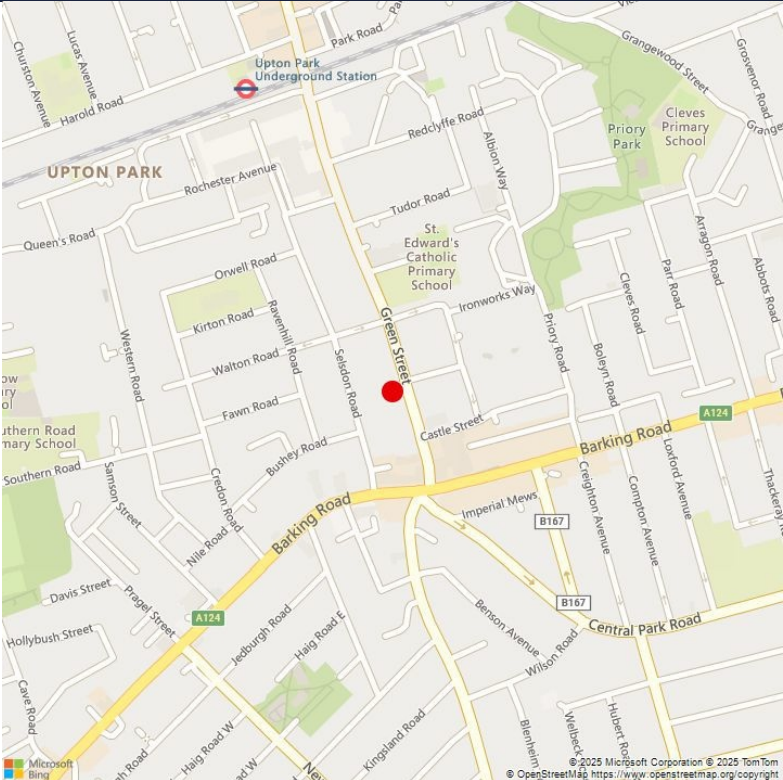
This property is subject to VAT.

Energy Performance Rating

EPC C (58)

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety

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**AITCHISON
RAFFETY**

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