



London – Unit 0020 Lower Level Westfield Shopping Centre

Contact us on:
0161 431 0660

The Scheme

Westfield Stratford City is a 1.9m sq ft scheme with 320 units and 5,000 car parking spaces. Footfall is estimated to be in excess of 50m, one of the busiest shopping centres in Europe. Anchor tenants include John Lewis, M&S, H&M and Primark.

Location

The premises occupy an extremely prominent 100% prime position on the Lower Ground Floor of Westfield Stratford. Nearby retailers include: Kids Footlocker, Superdrug, Typo, Sole Trader and HSBC.

Accommodation

The premises are arranged over ground floor only and provide the following approximate floor areas:

Ground Floor: 205.81 sq m (2,215 sq ft)

Plans available upon request.

Goad Plan

Westfield Stratford The Arcade Lower Mall



Lease

The premises are available by way of assignment of an existing 10 year lease commencing 25th September 2017 subject to a tenant only break on 25th September 2022 and Rent Review on 25th September 2022.

Energy Performance Certificate

An EPC is available upon request.

Rent & Review

The passing rent is £375,000 per annum.

Rent Review on 25th September 2022.

Business Rates

The Valuation Office have confirmed the premises have been assessed for rating purposes as follows:

Rateable Value (2017): £193,000

Rates Payable (19/20): £101,132 pa*

*Interested parties should verify this with the Valuation Office.

Service Charge

£49,106 per annum

Viewing

Confidential. Staff Unaware

Strictly by arrangement via Hynes Illingworth:

A: Matt Illingworth

T: 07826 551 503

E: matt@hynesillingworth.com

Legal Costs

Each party to meet their own costs

VAT

VAT is charged on all rent and service charge.

Hynes Illingworth
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

0161 431 0660
info@hynesillingworth.com
hynesillingworth.com