

**Bennett
Phillips
Luton**

T: 020 8501 3000

E: enquiries@bennettphillips.com

W: bennettphillips.com

f @bennettphillipsluton

t @PhillipsLuton

- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



1st & 2nd Floor Office Accommodation To Let

**12 Pilgrims Way, East Ham,
London E6 1HW**

**BEAUTIFULLY PRESENTED SELF
CONTAINED 1ST & 2ND FLOOR
OFFICE WITH STORAGE, KITCHEN
AND BATHROOM/WC FACILITIES**



The property is located on Pilgrims Way which is a popular pedestrian cut through which links Ron Leighton Way with High Street North where numerous national occupiers are represented close by. The subject property is situated immediately opposite an entrance to East Ham Market hall and within 50 yards of a Tesco Express. East Ham Underground Station is approximately 5 minutes walk away.

The office is self contained with the entrance on the ground floor with stairs leading to an attractive hallway with one office suite at the rear and one at the front with a kitchen and a bathroom/WC in the middle.

There is also a further staircase leading to a loft room/store room.

Approximate floor areas and dimensions are as follows:

Office 1:	11ft 5" x 10ft 11"	(3.5m x 3.3m)
Office 2:	9ft 11" x 6ft 10"	(3.0m x 2.1m)
Kitchen:	7ft 8" x 6ft 5"	(2.3m x 2.0m)
Bathroom/WC:	6 ft 3" x 4ft 7"	(1.9m x 1.4m)
Loft Room/Store:	18ft 5" x 10ft 4"	(5.6m x 3.1m)

Lease:

A new Full Repairing and Insuring Lease is to be granted for a term to be agreed, subject to RPI linked Rent Reviews, contracted outside the provisions of the Landlord & Tenant Act.

Rent:

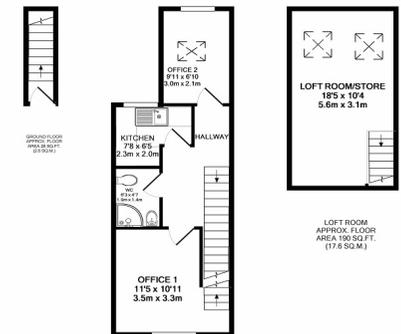
£10,000 per annum exclusive, payable quarterly in advance

Rates:

To be assessed

Viewing:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000
 Contact Simon Phillips at simon.phillips@bennettphillips.com



1ST FLOOR
 APPROX. FLOOR
 AREA 337 SQ.FT.
 (31.3 SQ.M.)
 12 PILGRIMS WAY, EAST HAM, LONDON, E6 1HW
 TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of blocks, windows, doors and any other items are approximate and the responsibility is solely for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metron 12/11



Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.