



## Unit 1, Hutchins Close, Stratford, London, E15 2JE

**Industrial / Distribution Unit – To Let**  
Approx. 5,591 sq ft (491.6 sqm)

**4.7 MILES TO THE CITY /  
6.5 MILES TO THE WEST END**



### SUMMARY

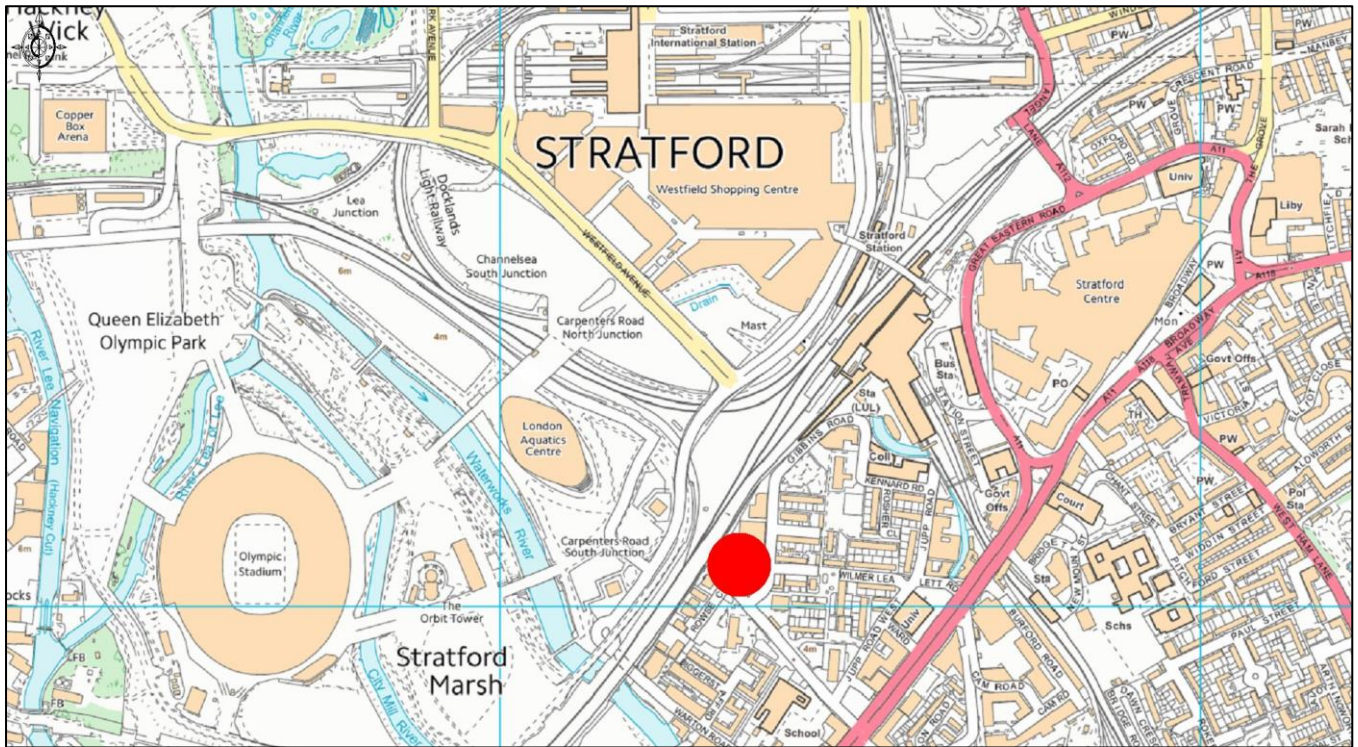
- Landmark **East London** location
- 4.7 miles to the City and 6.5 miles to the West End
- **Warehouse / distribution unit** with ground and first floor offices
- Totalling approx. **5,591 sqft (491.6 sqm)**
- Internal eaves height **4.8 m (15'8")**
- **Two level access loading doors** with roller shutters
- Heating / Lighting / Kitchenettes / WCs
- Ample car parking

### CONTACT

**BNP Paribas Real Estate**

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## LOCATION

The unit is situated adjacent to the world famous Queen Elizabeth Olympic Park on Hutchins Close, just off the A11. The A11 links directly to the North Circular in 3.6 miles (5.8 km) and A12 within 0.8 miles (1.3 km).

## TRANSPORT LINKS

### Motorway:

M25, J28	14 miles	(23 km)
M11, J4	6 miles	(10 km)
A1(M), J1	20 miles	(32 km)
M1, J1	12 miles	(19 km)
M4, J1	14 miles	(23 km)

**Stratford Rail:** Approx. 10 minute Walk



### Airports:

London City	5 miles	(8 km)
Heathrow	25 miles	(40 km)
Stansted	31 miles	(50 km)

**RATES** Information on request.

**EPC** To be accessed + will be available on request.

**VAT** The property is elected for VAT.

## DESCRIPTION

End of terrace industrial unit with ground and first floor ancillary office accommodation adjacent to the warehouse. The warehouse has an internal eaves height of 4.8 m (15'8") and benefits from one roller shutter loading door at the front and another to the rear of the unit.

## ACCOMMODATION

GIA*	SQ FT	SQ M
Warehouse	2,422	225.0
Grd Offices	1,449	134.6
1st Offices	1,420	131.9
<b>Total</b>	<b>5,291</b>	<b>491.6</b>

\*Measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

## TERMS

The property is available by way of a sub-lease, terms are available on request.

## LEGAL COSTS

Each party to bear their own costs.



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