

**NIEK**  
CO

**2 PROSPECT  
ROW,  
CHOBHAM  
FARM,  
E15**

**LAST  
REMAINING  
UNIT**



**\*SHOPFRONT BEING INSTALLED BY LANDLORD**

# 2 Prospect Row, Chobham Farm, E15 - Last Remaining New Build Unit



**Location:** The subject property is situated just off Liberty Bridge Road on the edge of East Village in the heart of Stratford. The surrounding area has undergone enormous amounts of redevelopment over the past ten years with East Village (home to over 6,000 residents and 33 retail, F&B and leisure businesses) immediately to the west of the property. Chobham Academy (c. 1,800 students) and Chobham Manor (8500 homes and 11 commercial units) are also within less than 5 minutes walk. Westfield Stratford City is 10 minutes walk to the south and receives c. 51 million visitors a year.

The location is also very well served by public transport with Stratford International (DLR and Southern services) 10 minutes walk to the south and Stratford (Central Line, Jubilee Line, DLR, Elizabeth Line, Overground, c2c and Greater Anglia services) is 12 minutes walk to the south as well, there are also numerous bus routes serving the area.

**Description:** The available space has frontages on the southern and western elevations of the block and is arranged over ground only. The unit will be handed over in shell and core condition, however the landlord will also be installing a fully glazed shopfront prior to handover. The unit benefits from 3 phase power but does not currently have a gas supply.

The space benefits from open Class E use and would suit a range of office, retail, F&B or leisure occupiers.

### Accommodation:

Ground Floor: 2,443 sq ft (227.0 sq m)

There may be potential to demise an area of external space immediately adjoining the unit, subject to discussions with the landlord.

**Lease:** A new lease is being offered direct from the landlord.

**Rent:** On application.

**Service Charge:** TBC

### Business Rates:

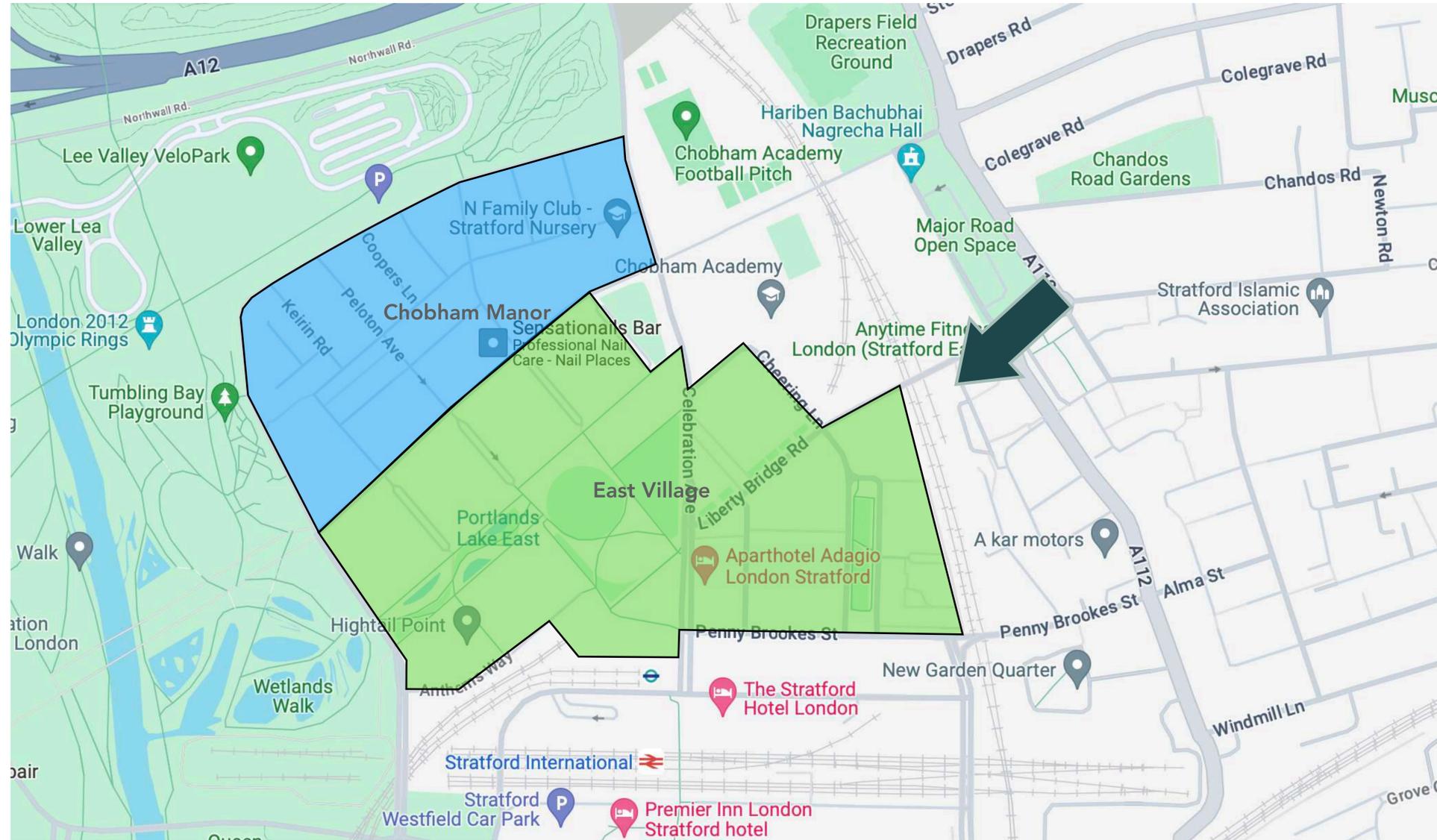
The space has not been rated yet. Interested parties are encouraged to make their own enquiries with LB Newham.

**EPC:** Available upon request

**VAT:** VAT will be applicable on all rents, service charge rents and insurance rents.

**Viewing:** By appointment with sole agents Niek Co.

**Contact:** Max Taylor-Smith  
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-  Stratford International (10 min walk)
-  Stratford (12 min walk)
-  Leyton (14 min walk)



"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."