

WESTFIELD AVENUE PART 18TH FLOOR



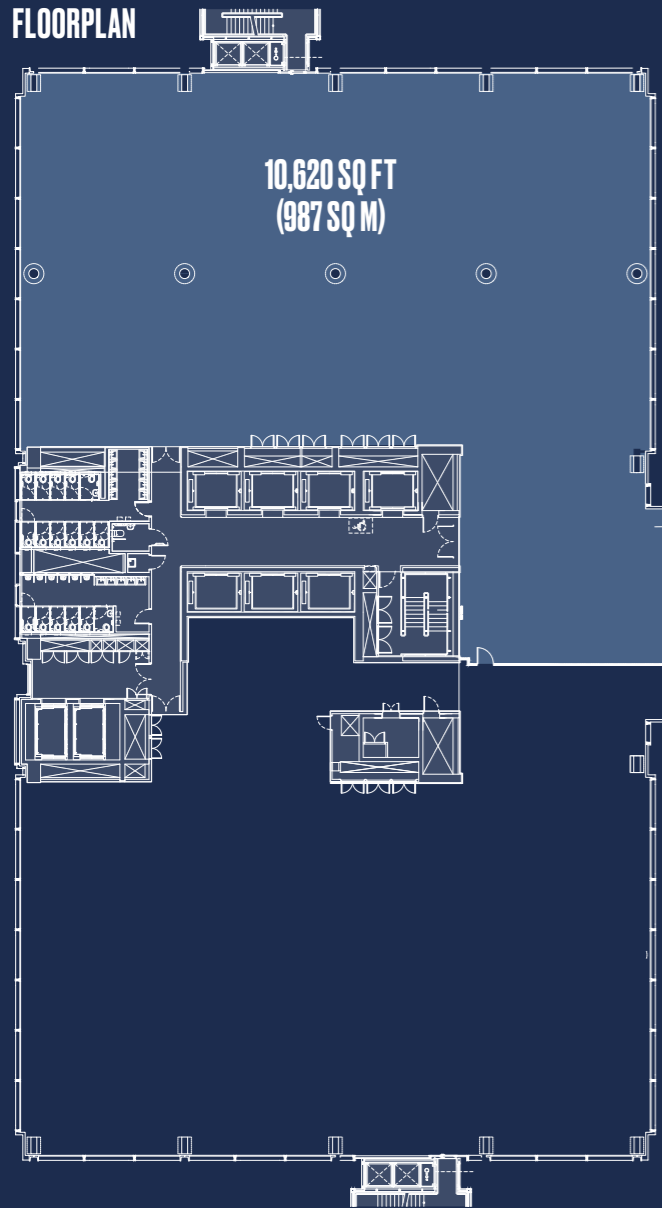
AN ICONIC BUILDING

The part 18th floor provides a large open plan floorplate with floor to ceiling height glazing, a flexible workspace serviced by high speed Wi-Fi and a dedicated reception and entrance at street level. The existing fit-out provides a large reception, kitchen, open plan office space including a boardroom with magnificent views across Queen Elizabeth Park.

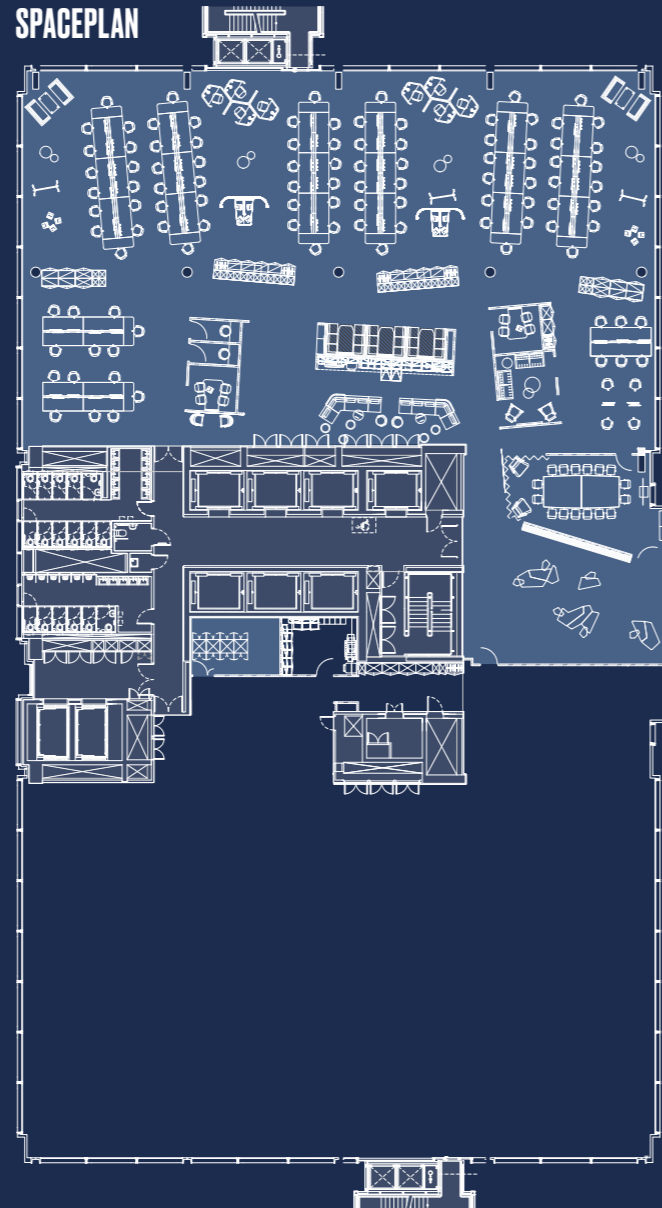
The Part 18th Floor measures a net internal area approximately 10,620 sq. ft. (987 sq. m.)

- 1.5 X 1.5M PLANNING GRID
- 100% FRESH AIR
- 1:8 DENSITY
- 3.26M FLOOR TO CEILING
- BREEAM 'EXCELLENT'
- CHILLED BEAM AIR-CONDITIONING
- EXCELLENT VIEWS AND NATURAL LIGHT
- FITTED OUT TO PROVIDE PLUG & PLAY SPACE
- FLOOR TO CEILING TRIPLE GLAZED WINDOWS
- RAISED FLOOR (350MM VOID)
- SHOWERS
- BIKE RACKS AND LOCKERS

FLOORPLAN



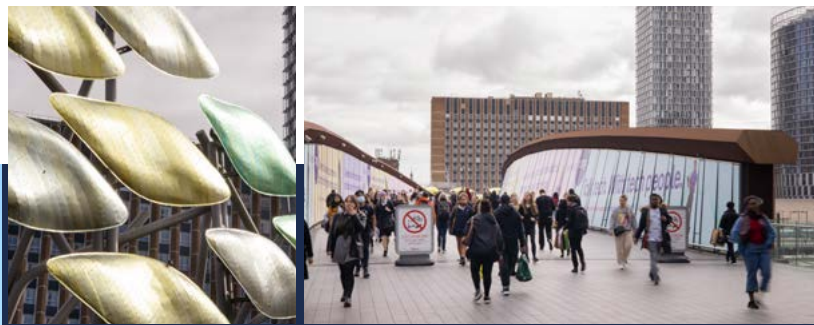
SPACEPLAN



IN THE HEART OF STRATFORD

The building commands a prominent location on the north side of Endeavour Square, part of International Quarter London, which is located between the site of the Westfield Stratford City shopping centre and the Queen Elizabeth Olympic Park. The building is well served by public transport including the following links:

- Nine tube and train links (Served by the 24 hour night tube on the Central & Jubilee lines)
- Numerous bus and coach routes
- Less than 40 minutes to all of London's major railway stations
- Seven minutes to St Pancras International
- 30 minutes to the M25
- Less than an hour to all London international airports from Stratford station



Lease

A new sub-lease is being offered for a maximum term expiring on 24th March 2030. The next rent review is 27th March 2028.

Rent

Quoting terms on application

Service Charge

The service charge for the 18th floor equates to £11.54 per sq. ft. with an additional estates charge of £1.24 per square foot per annum exclusive.

Rates

Rates payable are approximately £15.50 per sq. ft. for 2021-2022

GN|2

Pippa Vincent
020 7183 6509
+44 (0) 7785 935 313
pippa.vincent@gn2.uk.com

Julie Rees
020 7183 4769
+44 (0) 7710 257 924
julie.rees@gn2.uk.com

ONEWESTFIELD.VA.CO.UK

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