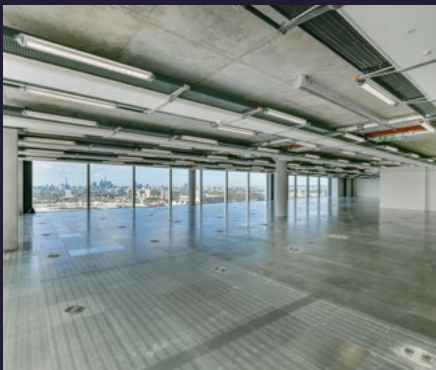




PART 19TH FLOOR
**1 WESTFIELD
AVENUE**
7,715 SQ FT



The 19th 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 South Part 19th Floor measures a net internal area approximately 7,715 Sq Ft. The accommodation is available on a sub-lease(s) until March 2030 subject to rent review in March 2028.

FEATURING
ICONIC VIEWS
OF LONDON...

WITH THE PINNACLE OF SPECIFICATION



BREEAM
'excellent'



Floor to ceiling triple
glazed windows



Shower
facilities



Bike racks and
lockers



3.26m floor
to ceiling



Raised floor
(350mm void)



Excellent views
and natural light

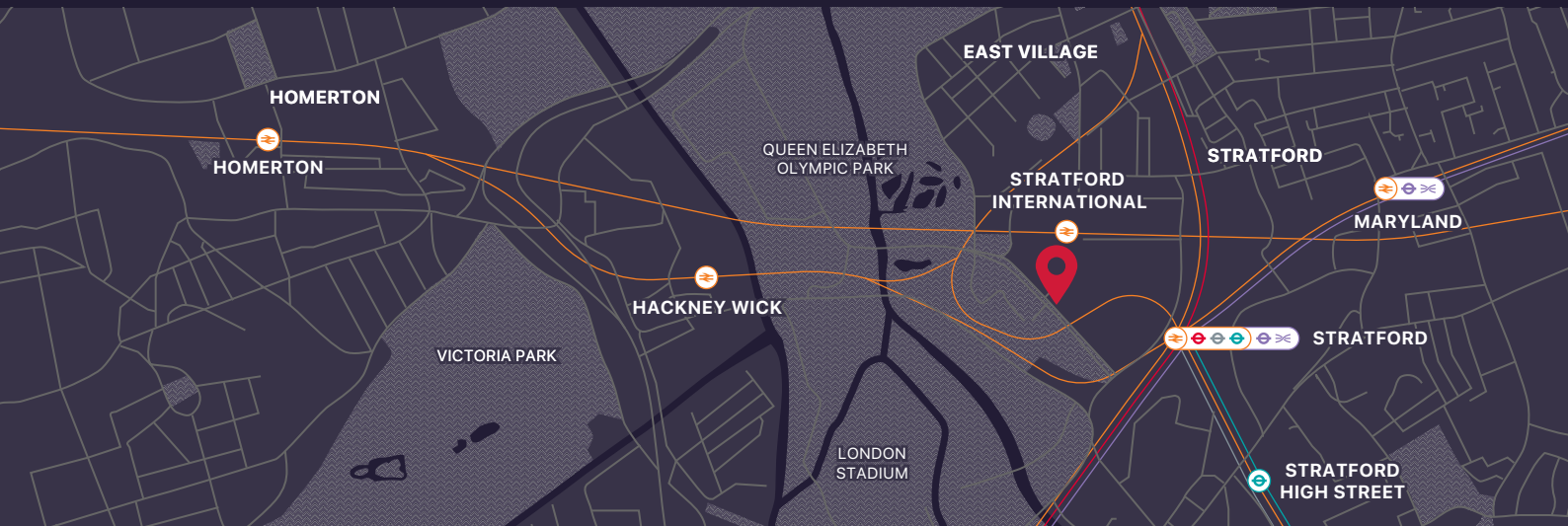
ACCOMMODATION

Part 19th Floor	7,715	716.7
TOTAL	7,715	716.7



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 underground, rail and bus routes.



Central Line



Jubilee Line



Elizabeth Line



DLR Line



Overground



30 minutes to
the M25



Numerous bus
and coach routes



Less than 40 minutes to all of
London's major railway station
(7 mins to St Pancras International)



Nine tube and
train links

Less than an hour to
all London international
airports



For further information please contact the sole agents:

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

ONEWESTFIELDAV.CO.UK