

**SHW**

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**TO LET**

**OFFICE – 3,889 SQ FT (361.30 SQ M)**

**Part First Floor, 188-192 Hoe Street, London, E17 4QH**

**DESCRIPTION**

The part of the first floor, measuring 3,889 sq ft, provides bright, smart, self-contained office space that is currently partitioned to create several offices and meeting rooms. The floor has good floor-to-ceiling height, good natural light at the front, and demised W/Cs.

**LOCATION**

188-192 Hoe Street sits in the heart of Walthamstow. The area is rich in amenities such as Tonkotsu, Turtle Bay and Heavenly Deserts. Other local restaurants, such as Five Guys and Nandos, are just around the corner.

The space benefits from a 3-minute walk from Walthamstow Central Station, which provides access to the Overground and the Victoria Line. It takes less than 20 minutes to get into Oxford Circus and 23 minutes to Victoria. Walthamstow Central also has numerous bus routes in the area.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Part 1st Floor	3,889	361.3
<b>TOTAL</b>	<b>3,889</b>	<b>361.3</b>

**TENURE**

New lease available directly from the landlord.

**AMENITIES / OPPORTUNITY**

- Good floor-to-ceiling height
- Self-contained
- Own front door
- Partitioned
- Great transport links
- Demised kitchen & W/C's

**RENT**

On application

**RATES**

The current Rateable Value of the property is £53,500.

Rates payable: £27,392 Per Annum

**VAT**

The property is **NOT** elected for VAT

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

76-100 **D** 87 D



**VIEWINGS – 020 7389 1500**

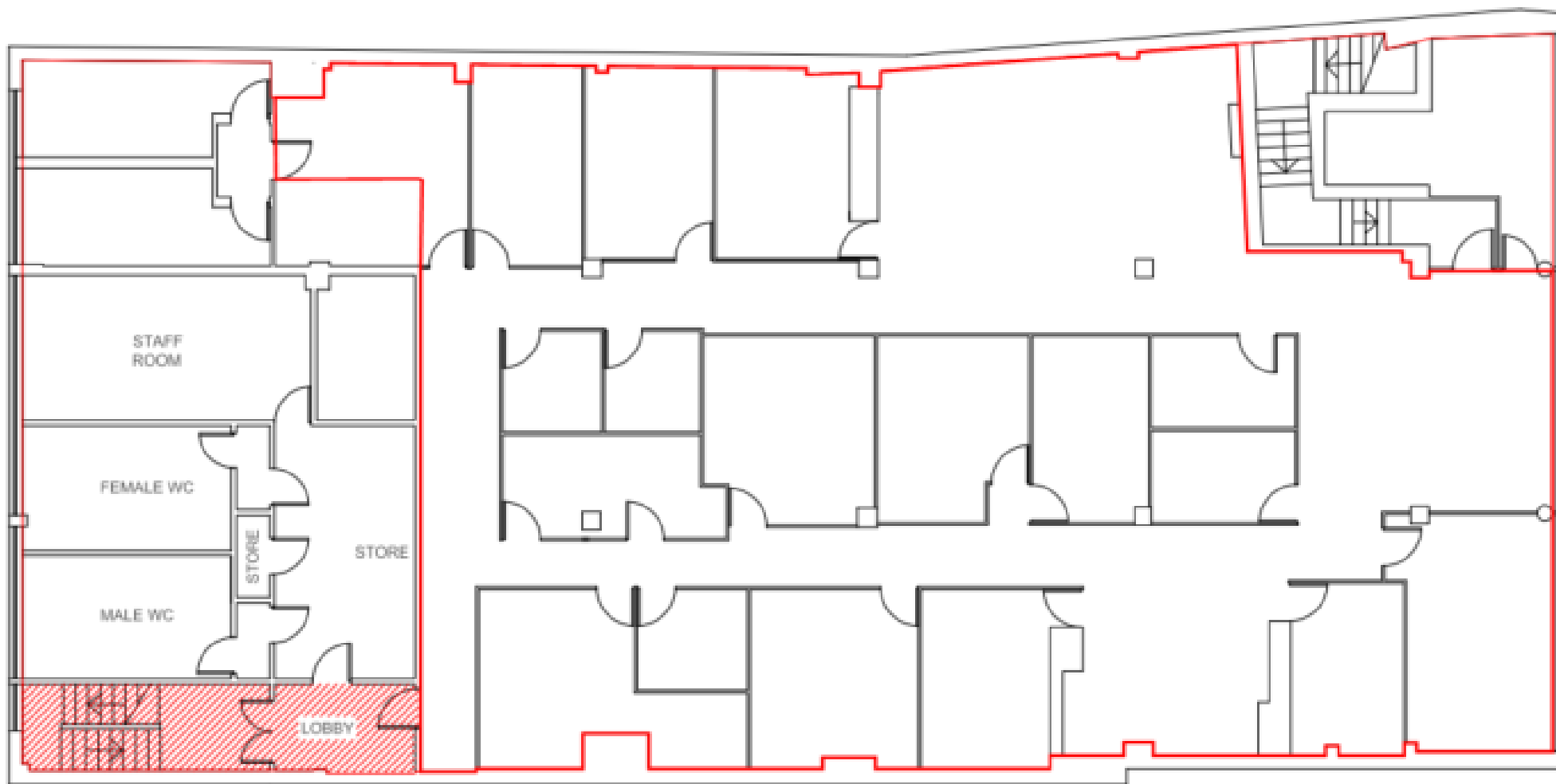
Rachel Good t: 07740 e: rgood@shw.co.uk  
 Richard Williams t: 07966 106 833 e: rwilliams@shw.co.uk



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**Rachel Good**

t: 07740

e: [rgood@shw.co.uk](mailto:rgood@shw.co.uk)

**Richard Williams**

t: 07966 106 833

e: [rwilliams@shw.co.uk](mailto:rwilliams@shw.co.uk)



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