



TO LET – RETAIL UNIT STRATFORD UNDERGROUND STATION E15

To Let:

- Prime retail unit located directly in front of Stratford’s station entrance and exit
- Newly built standalone kiosk
- Stratford station has the 7th highest footfall across the TfL estate
- Opportunity to capitalise on strong footfall and capture trade leading to Westfield and Stratford Centre.
- Due to be installed March 2025.

Location:

Stratford is a major multilevel interchange station serving the district of Stratford in the London Borough of Newham, east London. It is served by the London Underground, London Overground, Docklands Light Railway (DLR) and is also a National Rail station on the Great Eastern Main Line.

London Underground

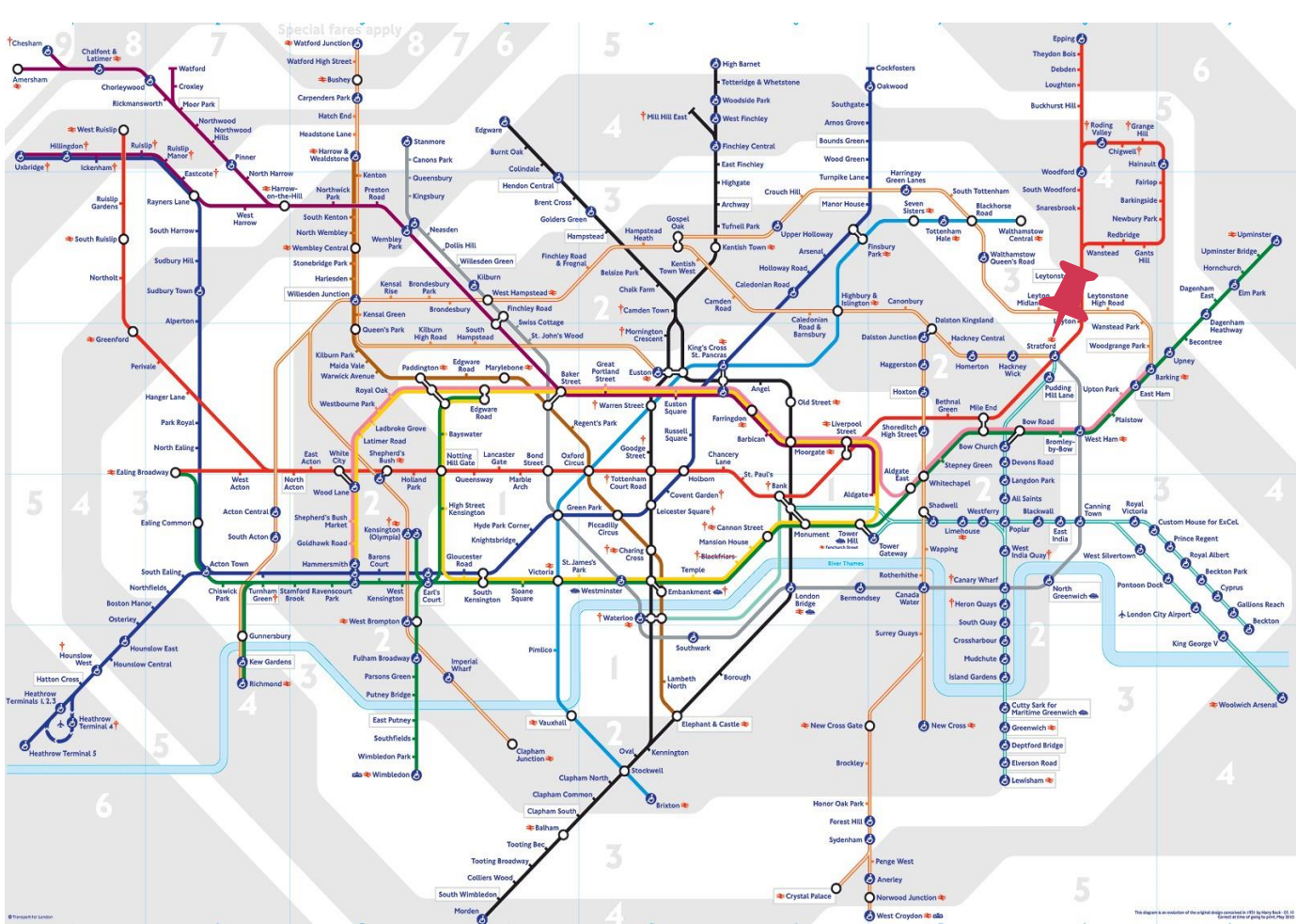
Zone 2 & 3
London Underground
London Overground
National Rail
DLR

54.74 million +

Annual Station Footfall

*2023





Description:

The unit will be newly built ready for occupation.

Unit Size:

170 sq ft / 15.75 sq m

Services:

- Power – 100 AMP Triple Phase
- Water & drainage

Usage:

- Coffee / Food and beverage
- Retail
- Services

Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.
- TfL will be looking to offer these units pre-construction on an agreement for lease subject to acceptable planning being obtained.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

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

Offers:

Interested parties will be expected to provide a full business case with financials.



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CUSHMAN & WAKEFIELD

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