

# LEGACY WHARF

STRATFORD | LONDON E15

**OFFICE SPACE FOR SALE**

NEW DEVELOPMENT / OFFICE OPPORTUNITY  
FROM 2,691 TO 14,499 SQ FT

## THE SCHEME

Located to the south of The Queen Elizabeth Olympic Park, Bellway Homes present Legacy Wharf, a contemporary development of 194 new homes in Stratford, an increasingly sought-after residential area of East London that has in recent years undergone significant regeneration.



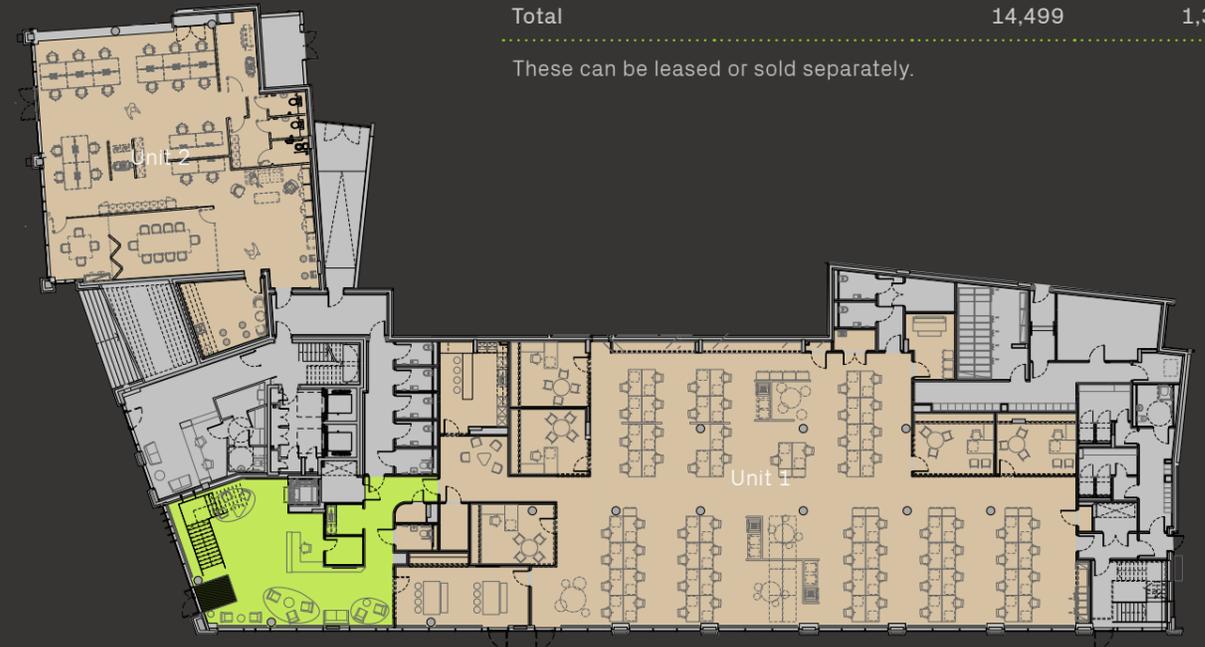
Both offices have been fitted to an extremely high standard to include air conditioning, raised floors, showers, full height glazing and affords good views over the landscaped areas beside the Bow Back River.

## THE ACCOMMODATION

### Ground

Unit	Floor	NIA Sq Ft	NIA Sq M
Unit 1	Ground & 1st	11,808	1,097
Unit 2	Ground	2,691	250
<b>Total</b>		<b>14,499</b>	<b>1,347</b>

These can be leased or sold separately.



### First



● Office ● Reception

Not to scale. Indicative Only.



## SPECIFICATION



Acoustic suspended ceiling tiles



Double height reception



2.8m clear internal height



Raised flooring



Air-conditioned throughout



Full height glazing



Passenger lift



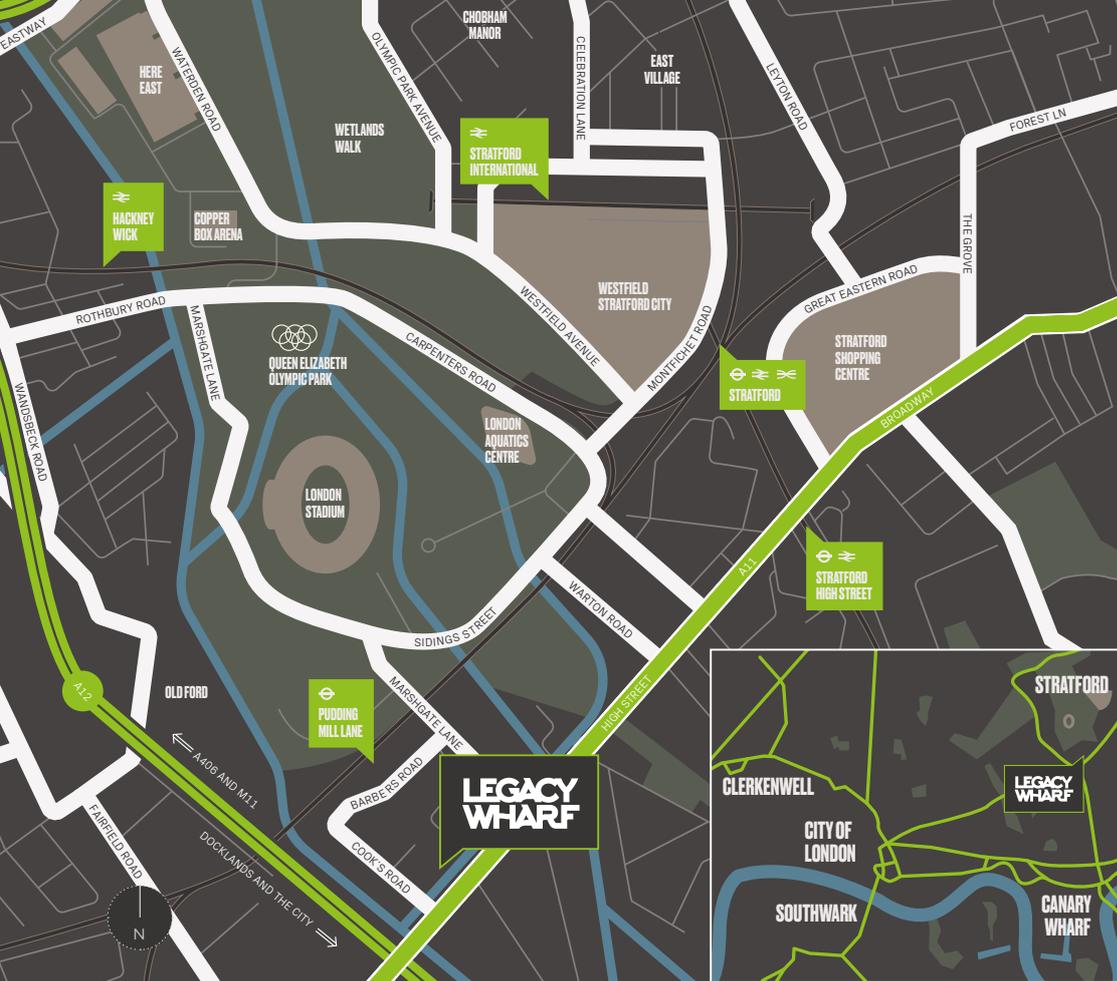
Shower rooms & WC



Parking available



Cycle store



Cooks Road sits in a strategic location to the south west of Stratford town centre, and adjacent to the A11 (Stratford High Street). The area has benefitted from major infrastructure improvements, with Stratford regional rail station boasting exemplar connections with main-line, London Overground, London Underground (Central and Jubilee) and DLR services provided. Crossrail (Elizabeth Line) will further enhance connectivity, whilst Stratford International Station links into London St Pancras and thereafter on to the continent. Cooks Road also benefits from being within a short walking distance of Pudding Mill Lane station (DLR).

Walking Distances:	Mins
Pudding Mill Lane Station	6
Stratford Station	22
Stratford Shopping Centre	20
Westfield Stratford City	20
Queen Elizabeth Olympic Park	9

Source: [www.google.com/maps](http://www.google.com/maps)

## TENURE & TERMS

The property is available for sale as a whole or in part. Consideration will also be given to let as a whole or in part. Quoting figures available on application.

## LEGAL COSTS

Each party to bear their own costs.

## CONTACT

Strictly through joint sole agencies:

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