



1 & 1A Windmill Lane
Stratford
London E15 1PG



Unconditional opportunity in Stratford

- Unconditional opportunity within E15
 - Commercial element (A1/B1) set within approx. 6,300ft² currently producing £30,000 per annum
 - One approx. 600ft² 2-bedroom flat (C3) producing £18,600 per annum
 - Site measuring approximately 5,527ft²
 - 9-minute walk to Stratford Station
 - Freehold
 - Unconditional and conditional offers to be considered by our client
 - P.O.A
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Description

The site lies within a predominantly residential area on the south side of Windmill Lane close to its junction with Leyton Road/Angel Lane. It is an end of terrace property comprising a part two-storey, part three-storey industrial unit in use on the ground floor. There is a residential accommodation on the first-floor level. To the west the site adjoins a public house on the corner of Angel Lane.

Location

Stratford is a district in East London, within the London Borough of Newham. The site is 7 miles east of Charing Cross. Stratford is part of the Lower Lea Valley and includes the localities of Maryland, East Village, Mill Meads, Stratford City and Forest Gate. Stratford is home to the Queen Elizabeth Olympic Park; a sporting complex built for the 2012 Summer Olympics and the Paralympics and is named after Elizabeth II to commemorate her Diamond Jubilee. The first annual Invictus Games were held between 10-14 September 2014 in the park, events were held at many of the venues used during the 2012 Olympics. West Ham United currently occupy the Olympic Park Stadium.

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Transport

Stratford station is served by several rail operators, Greater Anglia and TFL Rail both run services out of London Liverpool Street in the City of London to Stratford. TFL Rail trains travel east as far as Shenfield in Essex, via Romford. Greater Anglia trains terminate at destinations in East Anglia, including Southend Victoria, Colchester Town, Ipswich and Norwich. Trains run directly to Islington, travelling through Gospel Oak and Willsedon Junction towards Richmond and Clapham Junction.

Stratford bus station is adjacent to Stratford Regional and the Stratford centre, served by London Buses. London Buses travel to destinations in the West and East End, northeast and south London, served by a large amount of bus routes with connections also to Central London. Stratford is connected to the National Road Network by several major routes. The A12 passes through Stratford between Bow and Leyton, carrying transportation from London towards the North Circular, the M25, the M11 and East Anglia. The A11 meets the A12 at the Bow Interchange to Stratford's southwest. The A11 carries traffic between the City and Stratford, whilst the A12 to the south carries traffic to the A13 and Canary Wharf. TFL are responsible for the A11 and A12 roads.

Site plan



George Grenfell 01992 660204
george.grenfell@highfield-investments.co.uk

Existing site



Access

Access can be arranged with sole agents Highfield Investments.

VAT

We have been advised that VAT is not applicable.

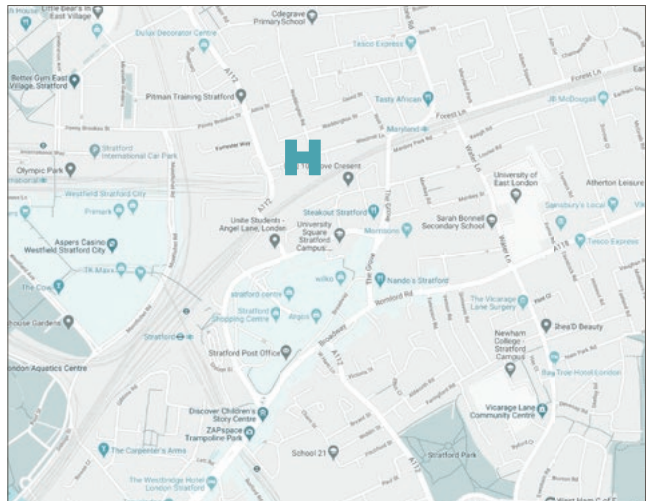
Tenure

Freehold.

Terms

Unconditional and conditional offers to be considered by our client. P.O.A.

Area map



Charles Grenfell 01992 660204
charles.grenfell@highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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