

Reference: WNP04114

431 Avenue Road, Wanstead, London, E7 0LB

Newham, E7 0LB

☆ Flexible Lease Available

To Let

£1,990 pcm

1,110 sq ft

Flexible Use

 [Google Maps](#)



431 Avenue Road, Wanstead, London, E7 0LB



£1,990 per month + VAT

£23,880 p/a · £22 per sq ft



Flexible Use

For multiple industries



1,110 sq ft internal

103 sq m



Reference

WNP04114



24/7 access



3-Phase Power Supply



LED lighting



Vehicle access

WHAT'S NEARBY



Wanstead Park station

6 min walk



Forest Gate Station

7 min walk



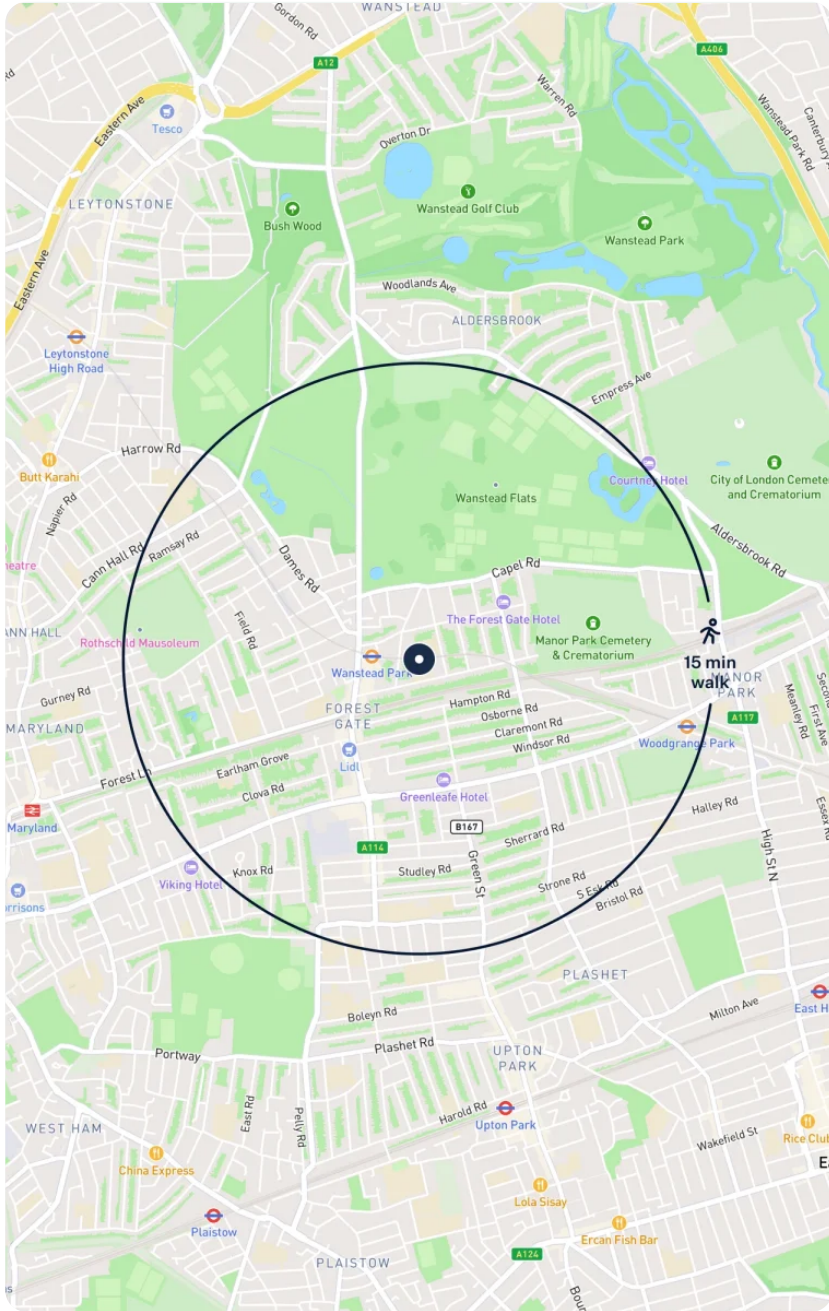
Woodgrange Park Station

7 min walk



[Google Maps](#)





Location

431 Avenue Road, Wanstead, London, E7 0LB

 [office.feed.jets](#)

 [Google Maps](#)

WHAT'S NEARBY



Wanstead Park station

6 min walk



Forest Gate Station

7 min walk



Woodgrange Park Station

7 min walk

Cost Breakdown

Costs Per Month

Rent	£1,990
Business Rates	£620
Insurance	£20
Service Charge	£150
Total	£2,780

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£23,880
Business Rates	£7,440
Insurance	£240
Service Charge	£1,800
Total	£33,360

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

