

Reference: LER02801

305 Harrow Road , London, E11 3PX

Waltham Forest, E11 3PX

☆ Flexible Lease Available

To Let

£2,000 pcm

1,090 sq ft

Flexible Use

 [Google Maps](#)



305 Harrow Road , London, E11 3PX



£2,000 per month + VAT

£24,000 p/a · £22 per sq ft



Flexible Use

For multiple industries



1,090 sq ft internal

101 sq m



Reference

LER02801



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Leytonstone High Road Station

12 min walk



Leytonstone Station

20 min walk

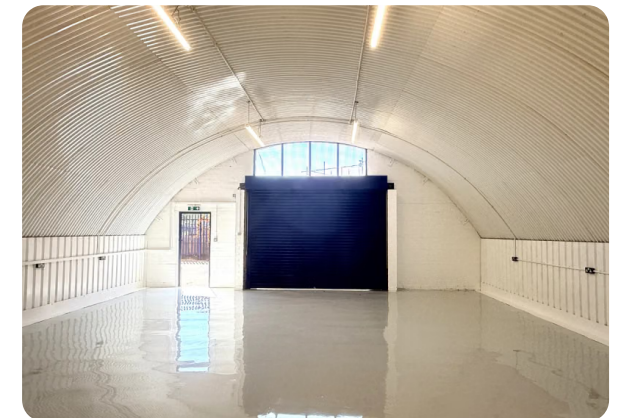
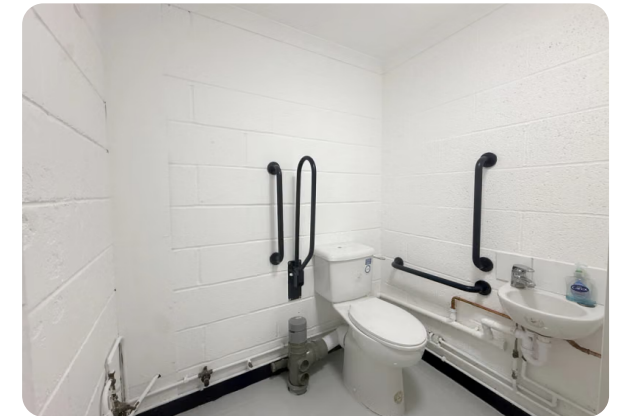


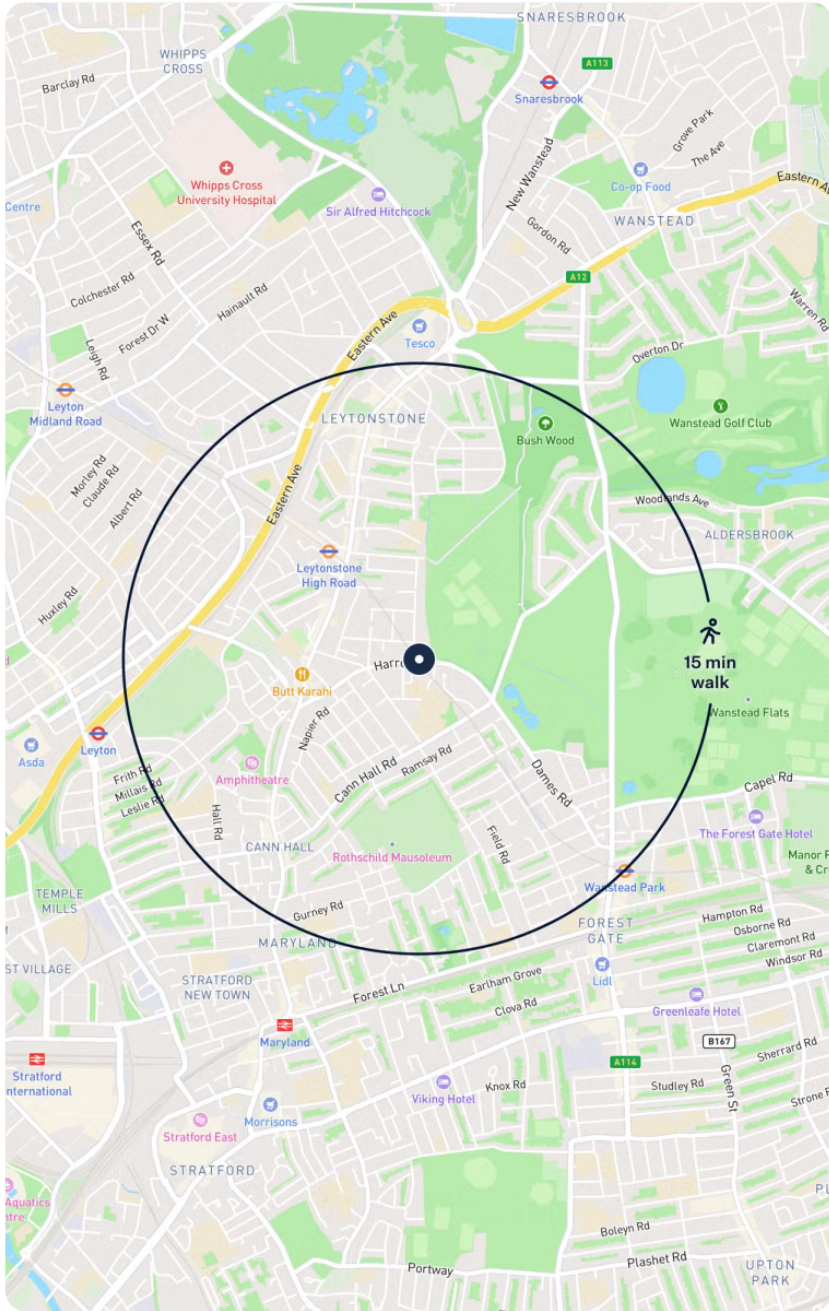
A12 Road Network

5 min drive



[Google Maps](#)





Location

305 Harrow Road , London, E11 3PX

 [both.drape.insect](#)

 [Google Maps](#)

WHAT'S NEARBY



Leytonstone High Road Station

12 min walk



Leytonstone Station

20 min walk



A12 Road Network

5 min drive

Cost Breakdown

Costs Per Month

Rent	£2,000
Business Rates	£760
Insurance	£30
Service Charge	£140
Total	£2,930

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

Costs Per Annum

Rent	£24,000
Business Rates	£9,120
Insurance	£360
Service Charge	£1,680
Total	£35,160

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 the agent

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

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

