

Reference: WNP04108

433 Avenue Road , Wanstead, London, E7 0LB

Newham, E7 0LB

☆ Flexible Lease Available

To Let

£1,900 pcm

1,050 sq ft

Flexible Use

 [Google Maps](#)



433 Avenue Road , Wanstead, London, E7 0LB



£1,900 per month + VAT

£22,800 p/a · £22 per sq ft



Flexible Use

For multiple industries



1,050 sq ft internal

98 sq m



Reference

WNP04108



24/7 access



3-Phase Power Supply



LED lighting



Vehicle access

WHAT'S NEARBY



Wanstead Park station

6 min walk



Woodgrange Park Station

7 min walk



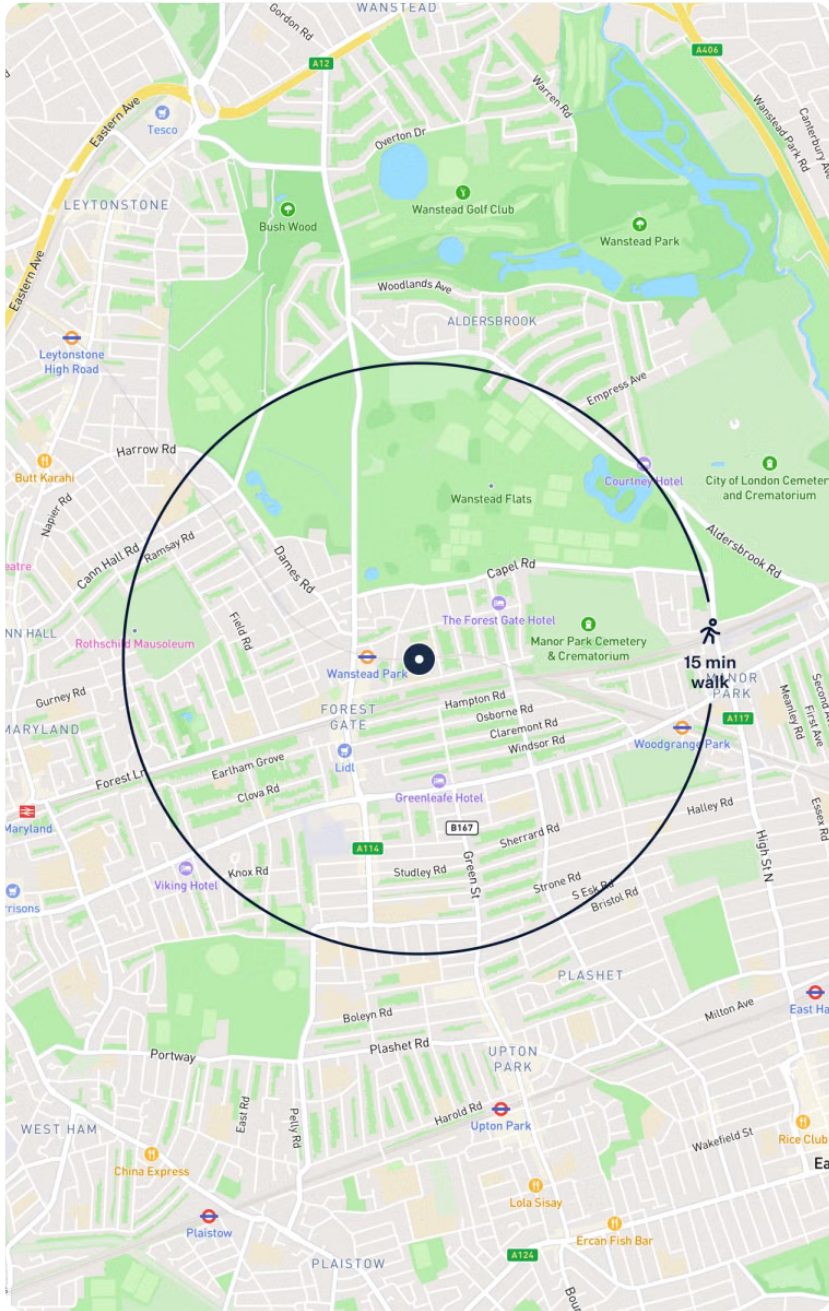
Forest Gate Station

7 min walk



[Google Maps](#)





Location

433 Avenue Road , Wanstead, London, E7 0LB

/// [digit.wide.twice](https://www.digit.wide.twice)

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Wanstead Park station

6 min walk



Woodgrange Park Station

7 min walk



Forest Gate Station

7 min walk

433 Avenue Road , Wanstead, London, E7 0LB

Talk to us: [0333 554 4139](tel:03335544139)



Cost Breakdown

Costs Per Month

Rent	£1,900
Business Rates	£480
Insurance	£20
Service Charge	£180
Total	£2,580

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

Costs Per Annum

Rent	£22,800
Business Rates	£5,760
Insurance	£240
Service Charge	£2,160
Total	£30,960

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**

