

Reference: LER02809

309 Harrow Road, London, E11 3PX

Waltham Forest, E11 3PX

☆ Flexible Lease Available

To Let

£2,250 pcm

1,120 sq ft

Flexible Use

 [Google Maps](#)



309 Harrow Road, London, E11 3PX



£2,250 per month + VAT

£27,000 p/a · £24 per sq ft



Flexible Use

For multiple industries



1,120 sq ft internal

104 sq m



Reference

LER02809



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Leytonstone High Road (Overground)

10 min walk



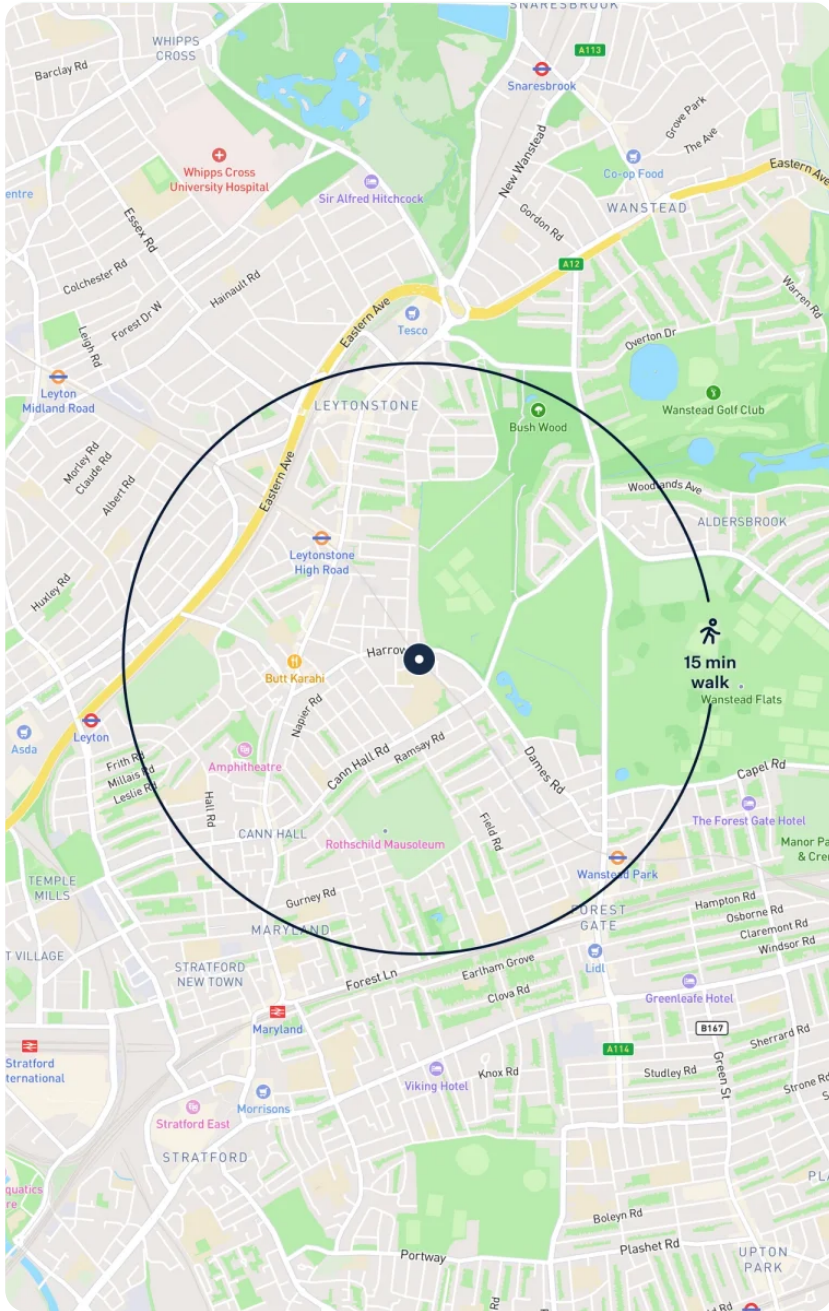
Leytonstone (Tube)

10 min walk



Google Maps





Location

309 Harrow Road, London, E11 3PX

 [deck.pound.mutual](https://www.deckpoundmutual.co.uk)

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

WHAT'S NEARBY



Leytonstone High Road (Overground)

10 min walk



Leytonstone (Tube)

10 min walk

309 Harrow Road, London, E11 3PX

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



Cost Breakdown

Costs Per Month

Rent	£2,250
Business Rates	£900
Insurance	Call for details
Service Charge	Call for details
Total	£3,150

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

Costs Per Annum

Rent	£27,000
Business Rates	£10,800
Insurance	Call for details
Service Charge	Call for details
Total	£37,800

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**

