

OSIER WAY

32 - 42 OSIER WAY, LEYTON, E10

**GROUND AND
MEZZANINE FLOOR UNITS**

**EXCELLENT TRANSPORT
CONNECTIONS**

**PART OF A SIGNIFICANT
REGENERATION AREA**

A 197 NEW HOME SCHEME

**FOUR NEW COMMERCIAL UNITS
IN THE HEART OF EAST LONDON**

UNIT 1&2 - 2,313 SQ FT

UNIT 3 - 2,914 SQ FT

UNIT 4 - 2,914 SQ FT

UNIT 5 - 2,356 SQ FT

**ALL UNITS BENEFIT FROM
E CLASS COMMERCIAL USE**



pocketliving.com

POCKET LIVING

For over 15 years Pocket Living has been working hard to help the millions of middle-earning Londoners who contribute to their city in so many ways, buy their first home.

The business started by creating discounted Pocket homes that are exclusively for local first-time buyers and allow those on lower incomes a way to get their foot on the housing ladder. The homes are discounted by 20% to the market value but buyers own it 100% from day one.

IT'S ALL ABOUT COMMUNITY

Everyone says they are community-minded, but Pocket Living backs up this claim with action. Pocket developments always have shared spaces such as roof terraces, landscaped gardens and 'communal hubs' to foster a spirit of togetherness.

Before Pocket buyers move in, they host a welcome event so the new neighbours can get to know each other. Later, they help them set up a useful residents' management committee to decide how their building should be run.



THE SCHEME

The units will form part of Pocket Living's Osier Way E10 development. This scheme is one of Pocket's Living's most ambitious projects, comprising 197 new, one, two and three bed, energy efficient homes.

Residents will benefit from three large shared roof terraces, with excellent views across London. There will also be a variety of amenity rooms for residents' exclusive use.

The commercial units will offer businesses the opportunity to become part of one the area's most exciting regeneration schemes. The units have been designed to provide flexible commercial accommodation for a range of workspace, retail and F&B uses.

LOCATION

Osier Way is a short walk from Leyton Orient Football Stadium. The area surrounding the club is undergoing a major transformation, being driven by several large regeneration projects.

Most notably, in addition to Osier Way, Taylor Wimpey are currently in the process of developing 750 new homes opposite Leyton Orient Stadium. This scheme will also include a range of community and leisure facilities, together with a new public square.



CONNECTIVITY

London Underground and Overground lines, along with local bus services, are all close by. Leyton Tube station, on the Central line, is approximately 12-minute walk from Osier Way, while Leyton Midland Road station, on the Gospel Oak to Barking Overground line, is 15 minutes away. The Tube journey from Leyton to Oxford Circus takes 22 minutes, and Stratford Tube station, for the Westfield shopping centre, is just one stop away. From Stratford by Tube, Canary Wharf can be reached in 10 minutes. A 5-minute walk will take residents to bus stops on Church Road, and stops on Leyton High Road are just 7 minutes away. Between them, these bus stops serve 5 bus routes.

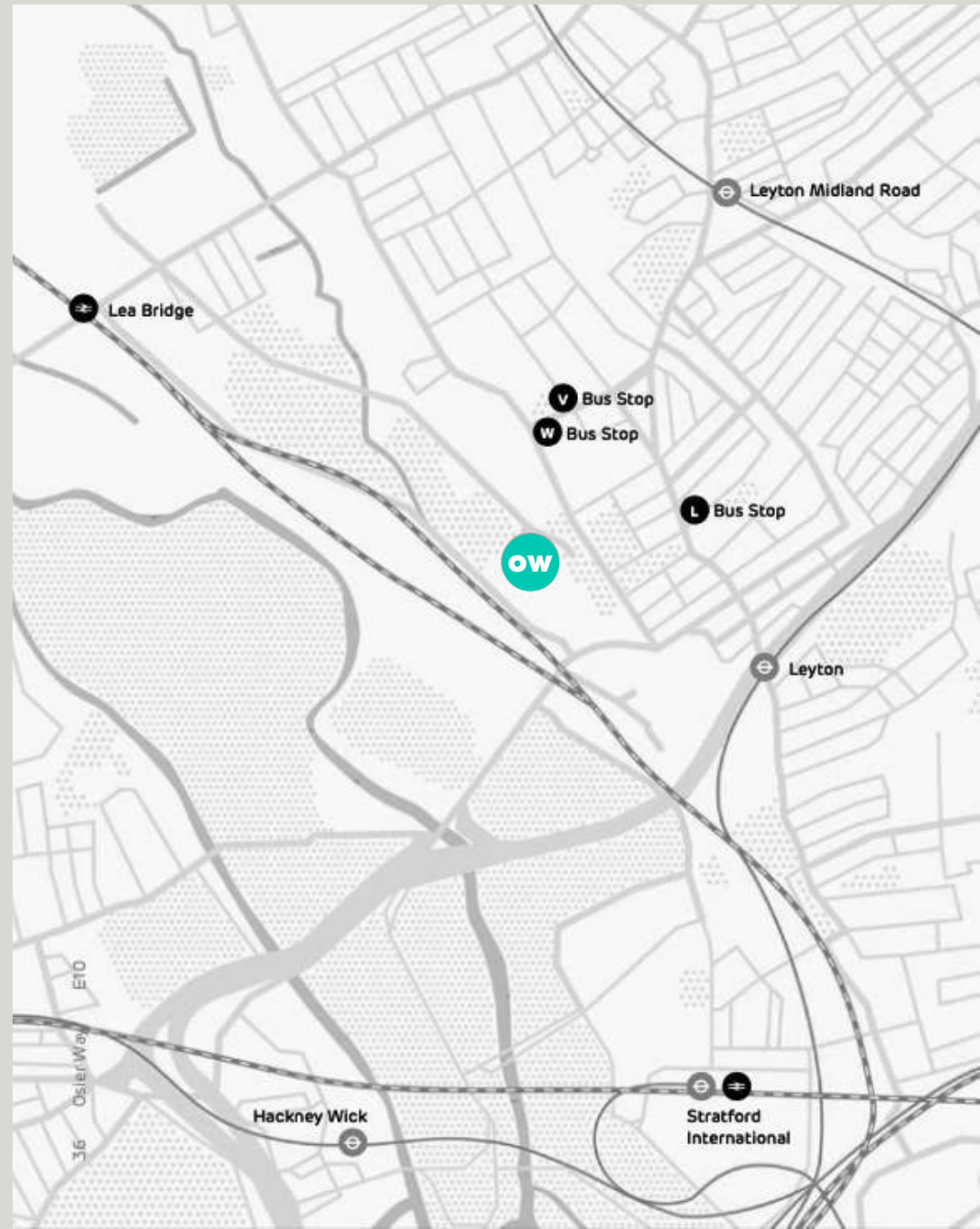
Underground - Central Line	Travel Time *
Leyton	12 min walk
- Stratford	3 min train
- Mile End	8 min train
- Liverpool Street	14 min train
- Bank	16 min train
- Tottenham Court Road	20 min train
- Oxford Circus	22 min train
- Notting Hill Gate	31 min train

Overground	
Leyton Midland Road	15 min walk
- South Tottenham	8 min train
- Barking	14 min train

Railway	
Lea Bridge	20 min walk
- Tottenham Hale	3 min train
- Stanstead Airport	41 min train

Buses	
58 Oliver Road (Stop W)	6 min walk
- Walthamstow Central	15 min bus
97 Buckingham Road (Stop L)	7 min walk
- Stratford International	12 min bus
158 Oliver Road (Stop V)	7 min walk
- Stratford	15 min bus

**Walking distances are from the Osier Way development. Train and bus times are the travel time from the transportlink they fall under. Journey times taken from Google Maps.*





YARDARM

236A



GET A SPACE

We are instructed to market four new commercial units at the scheme.

All units benefit from E Class planning use consent suitable for a variety of business uses. All units are being delivered to shell and core specification. The units benefit from first floor mezzanine levels.

UNIT	GROUND FLOOR		MEZZANINE FLOOR		TOTAL	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
UNIT 1&2	123.6	1,330	91.3	983	214.9	2,313
UNIT 3	150.5	1,620	120.2	1,294	270.7	2,914
UNIT 4	150.5	1,620	120.2	1,294	270.7	2,914
UNIT 5	125.7	1,353	93.2	1,003	218.9	2,356
TOTAL					975.2	10,497

Please note these are the approximate Gross Internal Areas of the units.

FLOOR PLAN

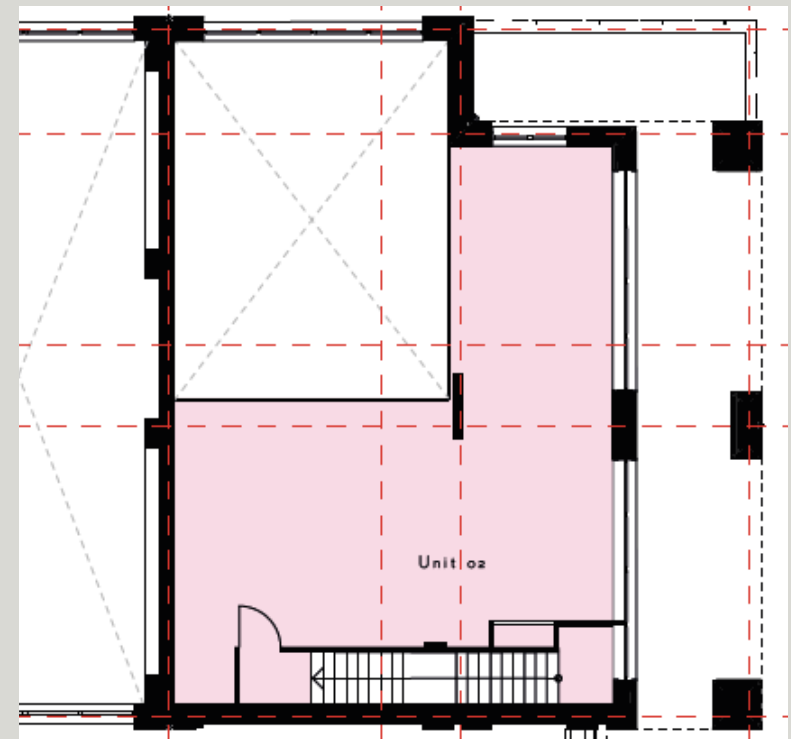
UNIT 1&2

**Floor plans are not to scale and are indicative only.*



Ground Floor

*Please note there is no dividing wall between Units 1 & 2. The premises are to be sold as a single unit.

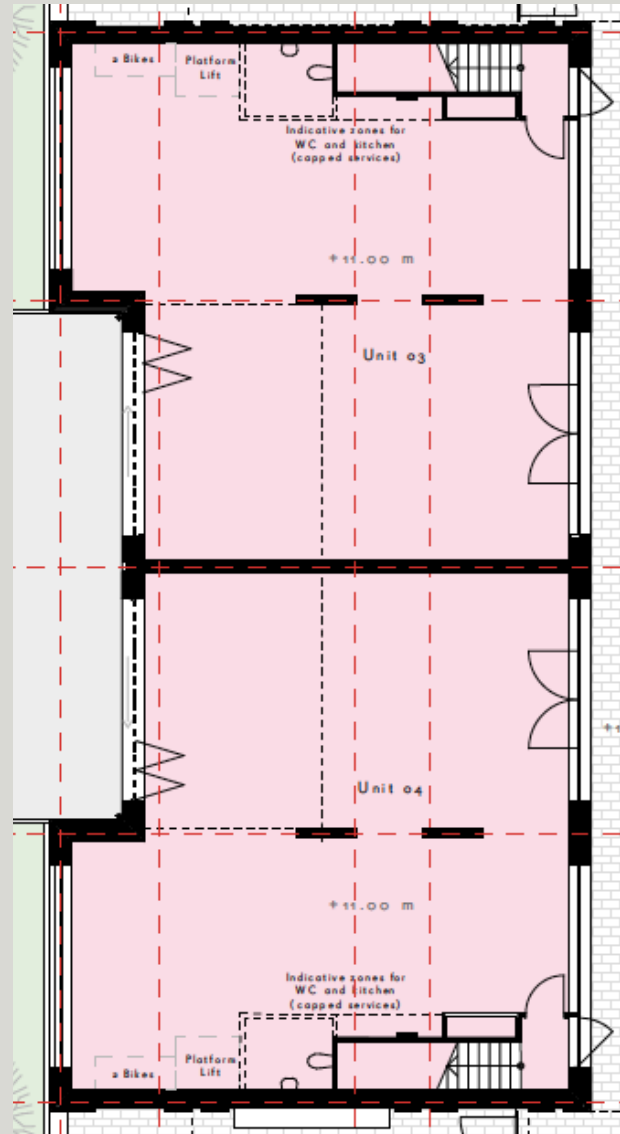


Mezzanine Floor

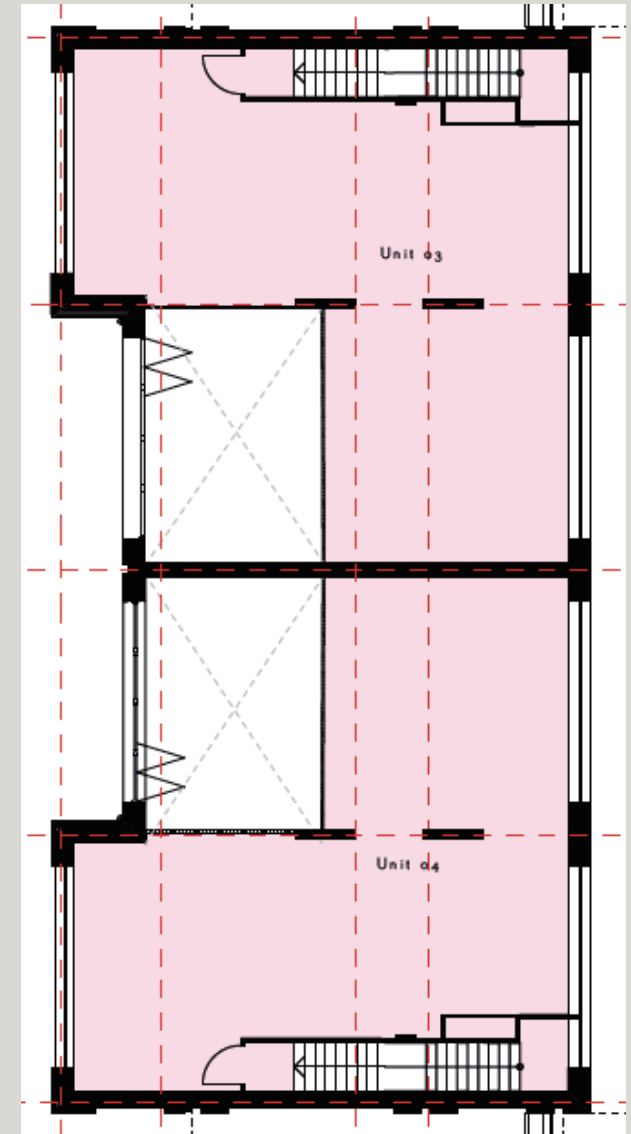
FLOOR PLAN

UNIT 3 & 4

**Floor plans are not to scale and are indicative only.*



Ground Floor

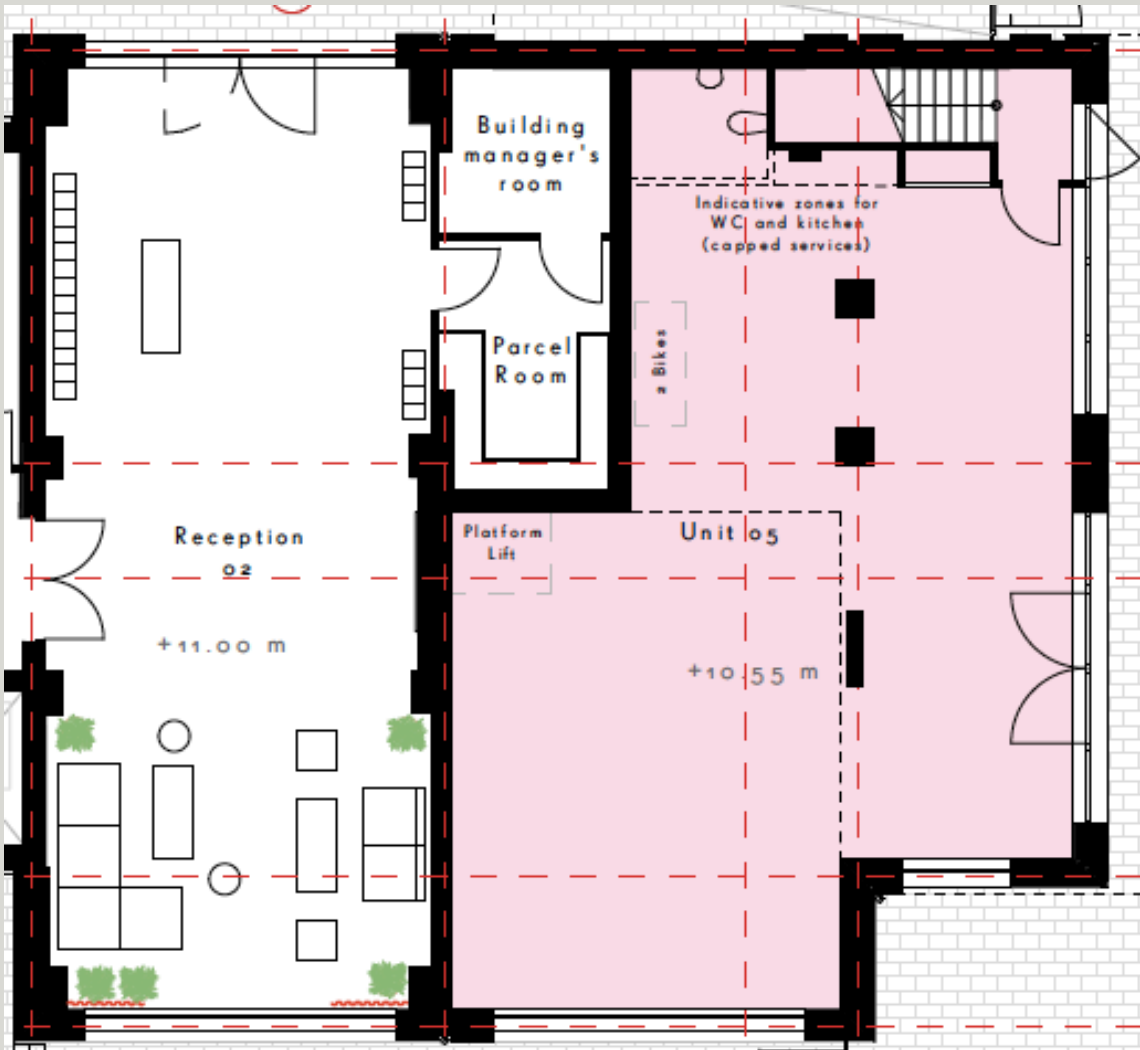


Mezzanine Floor

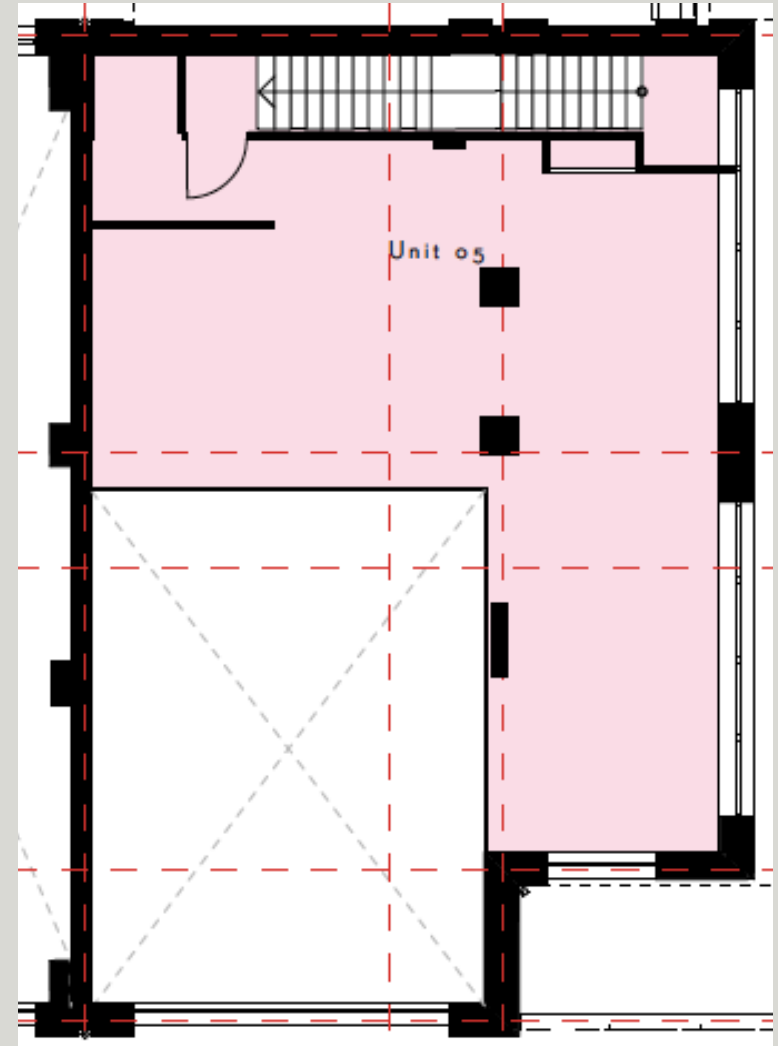
FLOOR PLAN

UNIT 5

**Floor plans are not to scale and are indicative only.*



Ground Floor



Mezzanine Floor

THE DETAILS



BUSINESS RATES

The units are not yet assessed for business rates.

EPC

None of the units are yet assessed.

SERVICE CHARGES/ ESTATE CHARGES

A service charge will be payable.
Amount to be confirmed.

TENURE

Long Leasehold Interests
(999 years).

VAT

We understand the units are elected for VAT and this will be payable on the purchase price.

SPECIFICATIONS

Further details available on request.

UNITS	QUOTING PRICE
UNITS 1 & 2	£375,000
UNIT 3	£442,500
UNIT 4	£442,500
UNIT 5	£360,000
TOTAL	£1,620,000

LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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Subject to Contract. February 2023.