



PRIME UNIT TO LET UPTON PARK

337-341 GREEN STREET, UPTON PARK, LONDON, E13 9AR

Location:

The subject property is situated in prime pitch on the East side of Green Street. Upton Park Underground Station (District and Hammersmith & City Lines) is located a short walk away from the property.

Nearby well-known multi-national occupiers include Iceland, Holland & Barrett, Nationwide, Superdrug, Lidl, Greggs, Boots, Paddy Power, Game Nation, KFC and Subway, amongst several others and a wide variety of established independent traders.

Use:

The premises benefit from Class F1(d) planning consent. Alternative uses may be considered subject to planning permission.

Rent:

O.I.E.O £130,000 per annum exclusive.

Accommodation:

The unit is arranged over Ground and First Floors only and has the following approximate Net Internal areas:

Ground Floor:	2,600 sq. ft. (241.55 m²)
First Floor:	2,150 sq. ft. (199.74 m²)

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.



Rates:

The current rateable value is £106,000 with effect from 1st April 2026 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie

ryan@jenkinslaw.co.uk

Kyle McGuire

kyle@jenkinslaw.co.uk

Location Map:

