FREEHOLD OFFICE DISPOSAL
& SUBSEQUENT LETTINGS

Solar House, 1-9 Romford Road, Stratford, London E15

Client: Solar House Limited
Rainham Steel Investments Limited

Property: Six storey purpose built office building in the heart of Stratford together with underground car parking.

Size: Approximately 54,000sqft plus basement areas

Price: Sale price £5.5m

Rent: Ranging between £15 - £16 per sqft.

Summary

Strettons were appointed by Solar House Limited in 2011 to sell the freehold interest of the entire building subject to the existing lease of the ground floor to National Express. The remainder of the building was offered vacant.

A sale concluded to Rainham Steel Investments Limited and Strettons were subsequently appointed in early 2012 by Rainham Steel to work with them on the complete refurbishment of the premises including M&E throughout & common areas together with a phased strategy to improve the marketability of the space and offering of the vacant suites.

Since our appointment, 30,500sqft of space has been let to a variety of occupiers including:

- Airas Intersoft - Pension Administration Software.
- G2 Speech - Digital dictation & speech recognition software.
- Jones & Partner - Accountants & wealth management.
- New Horizons - Corporate computer learning centre.
- Circle Housing - Housing Association.

Rents achieved range between £15 - £16 per sqft.

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