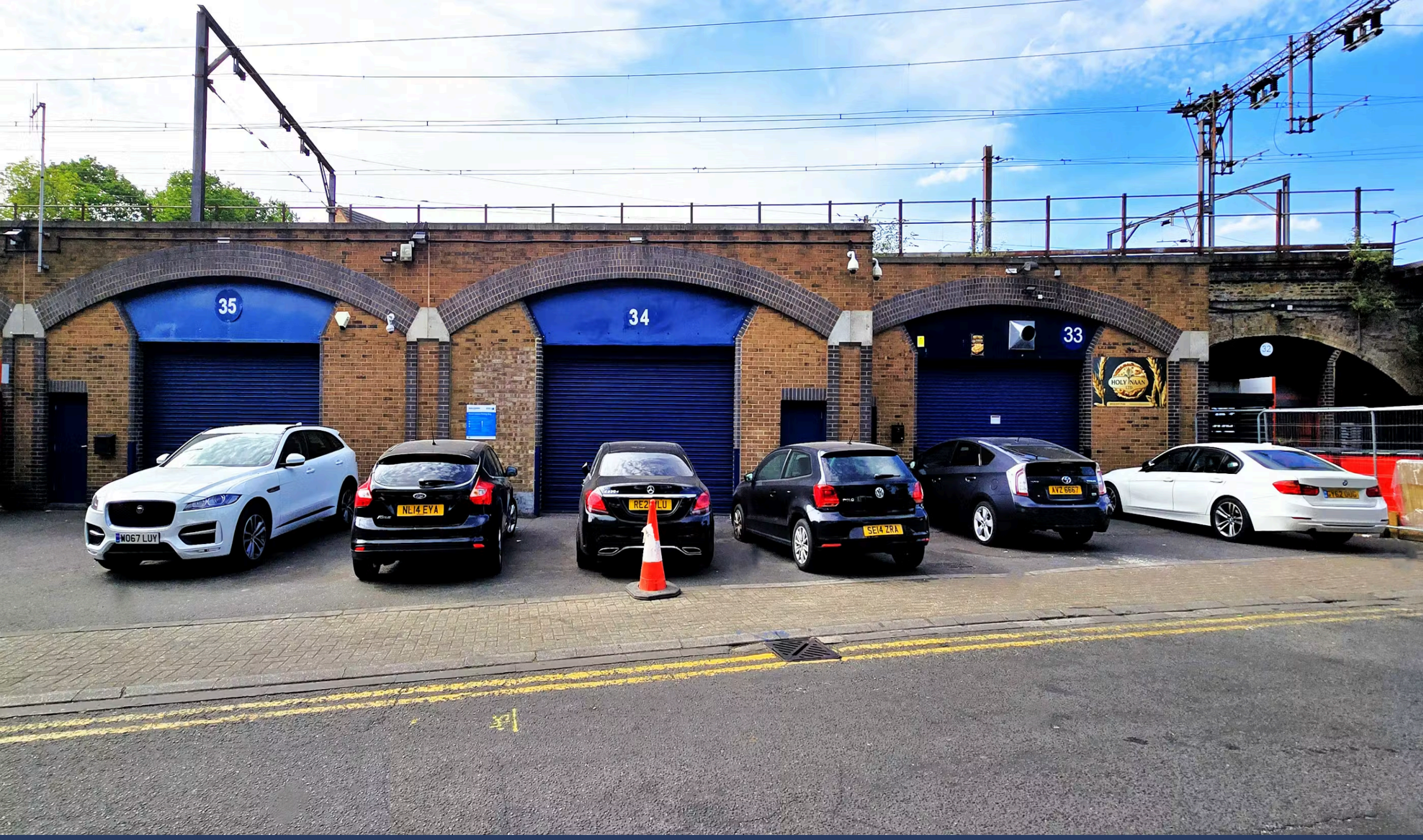


INDUSTRIAL WAREHAUS
PROPERTY GROUP

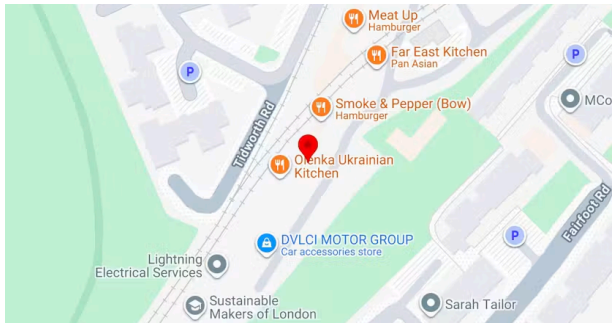
Arch 34, Bow Triangle Business Centre, Eleanor Street, Bow, London E3 4NP

Industrial Unit To Let | 1,530 sq ft | £30,750 per annum exclusive

Refurbished Industrial Unit with a Gas Supply and Loading/Parking Facilities

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,530	142.14



Summary

- Rent: £30,750 per annum
- Business rates: £12,480 per annum based on 2026 Valuation
- Service charge: £5,280 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- EPC: A
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

Arch 34, Bow Triangle Business Centre, Eleanor Street, Bow, London E3 4NP

Description

Refurbished Industrial Unit with a Gas Supply and Loading/Parking Facilities.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- Electric Roller Shutter
- Gas Supply
- LED Lighting
- Loading/Parking Facilities
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS
PROPERTY GROUP

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