


INDUSTRIAL WAREHAUS
PROPERTY GROUP

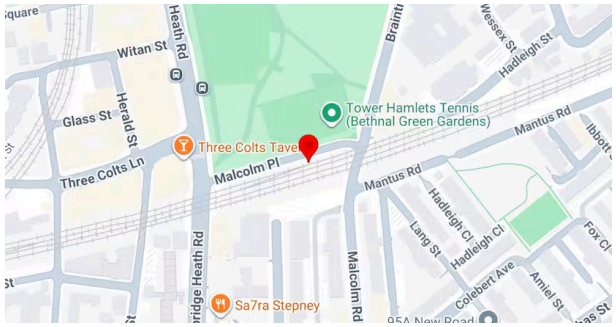
Arch 164, Malcolm Place, Bethnal Green, London E2 0EU

Industrial Unit To Let | 1,450 sq ft | £33,500 per annum exclusive

Refurbished Industrial Unit with Loading Facilities

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - Industrial | 1,450 | 134.71 |




## Summary

- Rent: £33,500 per annum
- Business rates: £15,000 per annum based on 2026 Valuation
- 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: D
- Lease: New Lease

## Further information

- View Microsite

---

## Contact & Viewings



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

**Arch 164, Malcolm Place, Bethnal Green, London E2 0EU**

## Location

The Unit is located on Malcolm Place directly opposite Bethnal Green Gardens accessed via Cambridge Heath Road (A107). Cambridge Heath Road links to Bethnal Green Road to the North providing access to The City.

Bethnal Green Underground Station (Central Line) is only a two-minute walk from the Unit providing a direct service to Liverpool Street Station with Bethnal Green Overground Station (Weaver Line) only a short walk away.

## Description

Refurbished Industrial Unit with Loading Facilities.

## Amenities & Specifications

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

## Key Points

- Electric Roller Shutter
- LED Lighting
- Loading 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

Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise.3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.